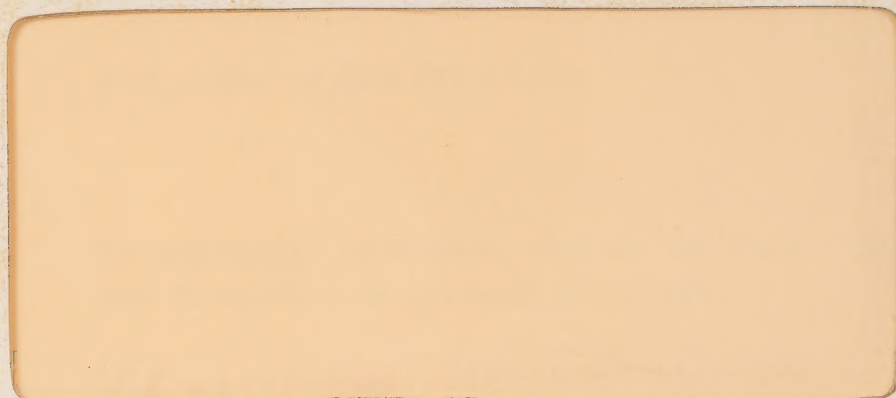
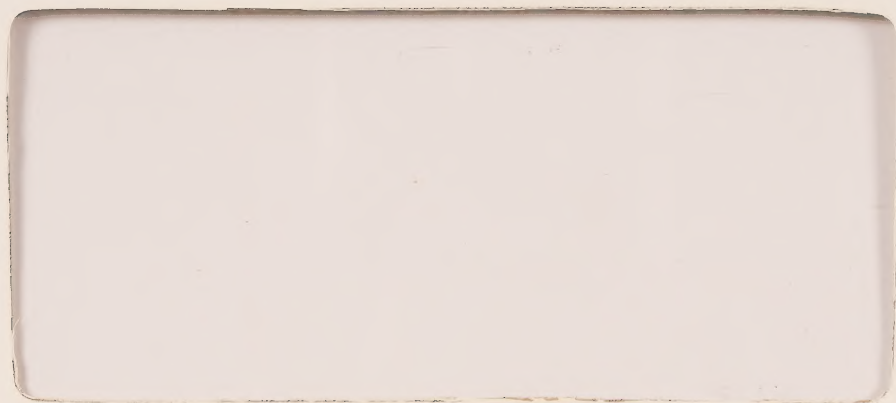


Appraisal REPORT



WESTERN ADDITION 2

Clevenger
REALTY APPRAISAL CORP.



NATIONAL INSERTABLE-TAB INDEXES ENABLE YOU TO
MAKE YOUR OWN SUBJECT ARRANGEMENT, USING PLAIN
INSERTS ON WHICH TO WRITE YOUR OWN CAPTIONS.

Made in U. S. A.



NATIONAL

23-284—Colored Tabs
23-285—Clear Tabs

SUBJECT PROPERTY DATA

Parcel No. 677-39

Owner: Johnnie Johnson and Julia Johnson, his wife

Owner's Address: No. 1 Cottage Row

Property Address: No. 1 Cottage Row

Zoning: R-3, City of San Francisco

Highest and
Best Use: As presently improved, due to lot size, location
and condition of present structure.

Date owner
acquired title: July 17, 1956

Assessed Values: 1974-75

Land: \$600.00

Improvements: \$435.00 (Homeowner's exemption \$1,750.00)

Taxes: \$408.00 (74-75)

Purpose of
this appraisal: Estimate of fair market value.

Access to this structure was denied by Mr. J. Johnson in a telephone conversation on 8/27/75 and again on 8/28/75, when I called at No. 1 Cottage Row.

The values assigned to this property are based on an exterior inspection and a previous inspection.

Clevenger

REALTY APPRAISAL CORPORATION

FLOYD D. CLEVINGER, M.A.I., S.R.P.A.
RICHARD B. WITTMAN
JERRY G. WIENS

2363 PRUNERIDGE AVENUE
SANTA CLARA, CALIFORNIA 95050
TELEPHONE (408) 241-2787

September 5, 1975

Mr. Johnnie Johnson
No. 1 Cottage Row
San Francisco, California

Ref: Appraisal of property at No. 1 Cottage Row, San Francisco

Dear Mr. Johnson:

This is a request to be allowed to inspect your property at No. 1 Cottage Row, San Francisco, which request is prompted by the Redevelopment Agency, City of San Francisco, requesting that I made an appraisal of this property. You and I had a personal conversation in front of your home on Cottage Row at which time you indicated that you did not wish me to make this inspection. I want to again urge that I be allowed to inspect the property, and request that you either write to me at the above address or call me at (408) 241-2787 to arrange an appointment convenient with you to make this inspection.

Sincerely yours,

Floyd D. Clevenger

FC/mh



Cottage Row - subject is first building.



Front and side view of subject taken August 1975.



Taken February 1975. Cottage Row as viewed from Sutter.

IMPROVEMENT DETAIL

Address No. 1 Cottage Row Building Use & type wood frame residenceAge of Improvements approx. 75 years General Condition fair

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>concrete</u>	<u>fair</u>	Floors	<u>hardwood & pine</u>	
Walls	<u>wood frame</u>	<u>fair</u>	Walls	<u>plaster</u>	
Roof	<u>composition shingle</u>	<u>fair</u>	Ceilings	<u>plaster</u>	
Gutters	<u>none</u>		Heating	<u>circulating heaters</u>	
Windows	<u>wood double hung</u>	<u>fair</u>	Elec. Fixtures	<u>average quality</u>	
Screens	<u>none</u>		Built-in equip.	<u>water tank</u>	
Basement	<u>unfinished</u>				
Laundry	<u>basement</u>		Building Area		
Garage	<u>none</u>		Plumbing	<u>old fixtures</u>	
			No. fixtures	<u>4</u>	
			No. bathrooms	<u>1</u>	

Special Features _____

No. of rooms fiveDetrimental influences Narrow walkway (Cottage Row) and lack of auto parking.

Taxes _____ Assessments _____

Utilities:	(available)	(connected)	Street Improvements:
Gas	<u>yes</u>	<u>yes</u>	Walks <u>none</u>
Water	<u>yes</u>	<u>yes</u>	Curbs <u>none</u>
Sewer	<u>yes</u>	<u>yes</u>	Gutters <u>none</u>
Septic			Paving <u>none</u>

Distance to:

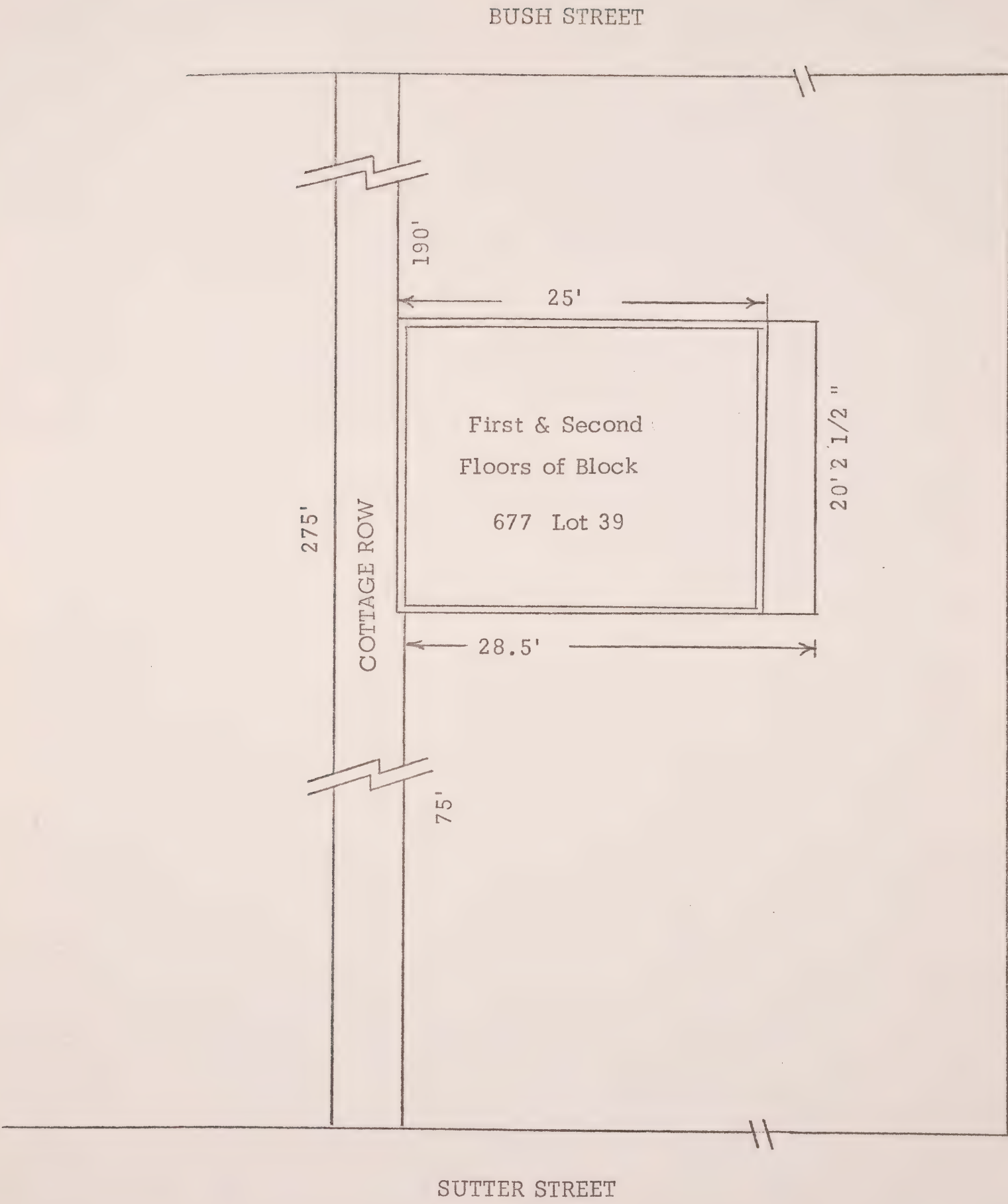
Transportation _____

Grade School _____

High School _____

Stores _____

Cottage Row is being improved presently. It has historically been a 9.5 ft. wide pathway privately owned and receiving little maintenance.



LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

LEGAL DESCRIPTION

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

PARCEL 1

BEGINNING at a point which is perpendicularly distant 100 feet westerly from the westerly line of Webster Street and also perpendicularly distant 75 feet northerly from the northerly line of Sutter Street; running thence westerly and parallel with said northerly line of Sutter Street 28 feet and 6 inches; thence at a right angle northerly 20 feet and 2-1/2 inches; thence at a right angle easterly 28 feet and 6 inches; thence at a right angle southerly 20 feet and 2-1/2 inches to the point of beginning.

BEING a portion of WESTERN ADDITION BLOCK NO. 311.

PARCEL 2

RIGHT OF WAY over, under and through an alleyway described as all that certain real property, situated, lying and being in the City and County of San Francisco, State of California, described as follows, to wit:

BEGINNING at a point on the northerly line of Sutter Street, distant thereon 128 feet westerly from the westerly line of Webster Street; running thence westerly along said line of Sutter Street 9 feet and 6 inches; thence at a right angle northerly 275 feet to the southerly line of Bush Street; thence easterly along said line of Bush Street 9 feet and 6 inches; thence at a right angle southerly 79 feet and 10 inches; thence at a right angle westerly 6 inches; thence at a right angle southerly 120 feet and 2 inches; thence at a right angle easterly 6 inches; thence at a right angle southerly 75 feet to the point of beginning.

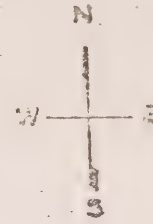
BEING a portion of WESTERN ADDITION BLOCK NO. 311.

LOTS MERGED
 Lot 24 merged into lot 23 - 1925

011

WA 8LK 311

REVISED 1958
 1959
 '63



BUSH

FILLMORE

														2101
50	25	25	27.33	31	27.33	31	27.33	31	25	28	23	23	23	31
100	S.F.R.A.	100	137.50						137.50	190.33	75			75
23	23	25							32.4	33	34	35	1	
100		22							33.50	100 S.F.R.A.			25	
25	25								34	36	43			25
100 S.F.R.A. 102.50	21	27	28	29	30	31	32		37	47	44			25
25 S.F.R.A. 102.50	20								38	40				25
	19	18							39	41				25
100	S.F.R.A. 100	137.50	S.F.R.A.	S.F.R.A.					40	43	45	100		25
77.50	25	27.50	30	27.50	30	27.50	30	75	10	9	8	7	6	75
								137.50	75		S.F.R.A.	S.F.R.A.	S.F.R.A.	1701
									24	24	24	24	32	1900

WEBSTER

SUTTER

VALUATION SECTION

VALUATION OF ENTIRE PROPERTY

Summation Analysis:

Cost new estimate -

Total living area of 1st and 2nd floors comprise
1,007 sq. ft.

1,007 sq. ft. @ \$22.00 per sq. ft. = \$22,154.00

Basement:

503 sq. ft. @ \$4.52 per sq. ft. = \$ 2,273.00

Walks, fences, landscaping and misc. \$ 1,000.00

Total \$25,427.00

Depreciation Estimate:

Estimate of depreciation is based on an effective age of approximately 40 years. Further, the current physical condition is fair. Consideration has also been given to location, design and other factors. Depreciation from all causes 40% =

\$10,171.00

Depreciated Replacement Estimate \$15,256.00

Land Value Estimate:

Subject land is zoned R-3 and comprises 574 sq. ft. The value estimate of this land is based on market sales of other multiple residential properties.

Refer to sales in the Addenda of this report numbered:

No. 3 at \$5.39 per sq. ft. Sept. 68 \$12,000.

No. 6 at \$5.13 per sq. ft. Aug. 70 \$19,500.

No. 9 at \$6.73 per sq. ft. July 70 \$54,000.

Consideration has been given to time, location, size and other factors.

Valuation, cont'd.

The subject site is very small, approximately 574 sq. ft. As a result I have considered the utility as a site and have concluded its value based on a site and not on a sq. ft. basis.

Site value	<u>\$20,000.00</u>
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Total Property Value Estimate	\$35,256.00
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Rounded to:	\$35,250.00
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VALUATION OF ENTIRE PROPERTY

Market Data Analysis:

I have considered the value of the subject property as reflected by other transactions which were of properties of similar character that have occurred in this neighborhood. Some of those sales that I have considered are outlined in brief form in the following chart and have been converted from their gross sale price into a sale price per room. From this sale price per room I have concluded a per room value for the subject property.

<u>Sale No.</u>	<u>Date</u>	<u>Sale Price</u>	<u>Sale price per room</u>	<u>G.R.M.</u>
14	5/2/73	\$40,000.00	\$10,000.00	--
15A	12/11/73	40,000.00	5,000.00	--
27	9/23/70	29,000.00	5,800.00	--
27A	6/24/75	52,000.00	10,400.00	

The subject property is in fair condition. (assumed from available data - no interior inspection allowed.)

Based on the preceding and other information, it is my opinion that the subject property has a per room value of \$6,500.00.

Therefore:

$$5 \text{ rooms} \times \$6,500.00 = \$32,500.00$$

Income Analysis by Gross Rent Multiplier:

I have considered the gross rent multiplier generated by Sales 13 and 19 as reflected in the Addenda and conclude a gross rent multiplier for the subject of 120.

This GRM is based in part upon the location of the subject property and its current condition.

Based on the subject property being in fair condition, I have estimated a fair rental of \$275 per month.

Therefore:

$$\text{GRM of } 120 \times \$275 \text{ per month} = \$33,000.00$$

CORRELATION

Value indications by:

Summation Analysis	\$35,250.00
Market Data Analysis	\$32,500.00
Income (GRM) Analysis	\$33,000.00

It is my opinion that the best analysis and most reliable indication is that of the market data analysis; however, substantial reliance has been placed upon the other two indications of value.

In my opinion an informed principal would conclude a fair market value for the subject property of: \$35,000.00

SUBJECT PROPERTY DATA

Parcel No. 677-47

Owner: Robert C. Stoehr, a single man

Owner's Address: No. 4 Cottage Row

Property Address: No. 4 Cottage Row

Zoning: R-3, City of San Francisco

Highest and
Best Use: Single family residential with retention of the
existing structure for an indefinite period of time.

Date owner
acquired title: April 12, 1967

Assessed Value: 1974-75

Land: \$1,025.00

Improvements: \$7,400.00

Taxes: \$ 408.00 (74-74)

Purpose of this
Appraisal: Estimate of fair market value.

Access to this improvement was denied for an interior inspection. All detail of this structure included in this report was obtained from an exterior inspection and data from inspection by others.

Mr. Stoehr was contacted by telephone Aug. 25, 1975 at which time he stated the property had been sold and was in escrow. He refused to allow an inspection and broke off the conversation by hanging up the telephone. A letter was written to Mr. Stoehr requesting entry, a copy of which is a following page in this report.

Clevenger

REALTY APPRAISAL CORPORATION

FLOYD D. CLEVINGER, M.A.I., S.R.P.A.
RICHARD B. WITTMAN
JERRY G. WIENS

2363 PRUNERIDGE AVENUE
SANTA CLARA, CALIFORNIA 95050
TELEPHONE (408) 241-2787

September 5, 1975

Mr. Robert C. Stoehr
No. 4 Cottage Row
San Francisco, California

Ref: Appraisal of No. 4 Cottage Row, San Francisco

Dear Mr. Stoehr:

This letter is a follow-up of our telephone conversation in which I requested to inspect your property on Cottage Row with the inspection resulting from the request of the Redevelopment Agency, City of San Francisco that I make an appraisal of this property. I would further urge you allow me to make this inspection and request that you write to me at the above address relating a time which would be convenient with you.

Sincerely yours,

Floyd D. Clevenger
Floyd D. Clevenger

FC/mh



Front view of No. 4 Cottage Row.

This view was taken August 1975.

Cottage Row is being improved and this view shows some of the construction.

Close up view of the front of No. 4 Cottage Row.

Photo taken August 1975.



IMPROVEMENT DETAIL

Address No. 4 Cottage Row Building Use & type single family residential

Age of Improvements 75 years ± General Condition fair

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>concrete</u>	<u>fair</u>	Floors	<u>hardwood & pine</u>	<u>fair</u>
Walls	<u>wood frame</u>	<u>fair</u>	Walls	<u>plaster</u>	<u>fair</u>
Roof	<u>composition shingle</u>	<u>fair</u>	Ceilings	<u>plaster</u>	<u>fair</u>
Gutters	<u>none</u>		Heating	<u>circulating heaters</u>	<u>fair</u>
Windows	<u>wood double hung</u>	<u>fair</u>	Elec. Fixtures	<u>average quality</u>	<u>fair</u>
Screens	<u>none</u>		Built-in equip.	<u>water heater</u>	
Basement	<u>yes - unfinished</u>				
Laundry			Building Area		
Garage	<u>none</u>		Plumbing	<u>old style</u>	
			No. fixtures	<u>4</u>	
			No. bathrooms	<u>one</u>	

Special Features _____

No. of rooms five

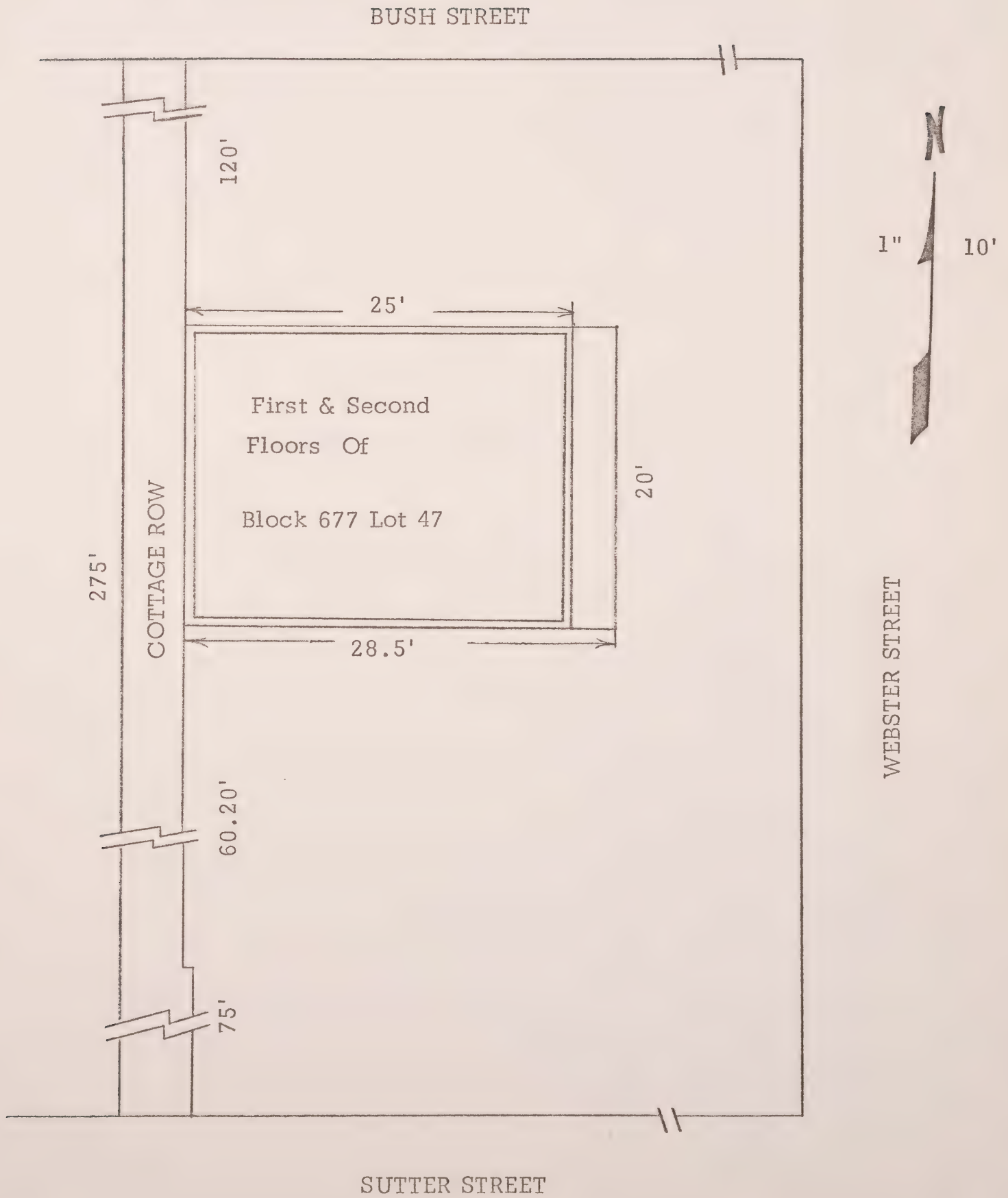
Detrimental influences Narrow access walkway, without automobile parking.

Taxes _____ Assessments _____

Utilities:	(available)	(connected)	Street Improvements:
Gas	<u>yes</u>	<u>yes</u>	Walks <u>Cottage Row</u>
Water	<u>yes</u>	<u>yes</u>	Curbs <u>none</u>
Sewer	<u>yes</u>	<u>yes</u>	Gutters <u>none</u>
Septic	<u>none</u>		Paving _____

Distance to:

Transportation _____
 Grade School _____
 High School _____
 Stores _____



LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

LEGAL DESCRIPTION

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

COMMENCING at a point which is perpendicularly distant 100 feet westerly from the westerly line of Webster Street and also perpendicularly distant 135 feet 2-1/2 inches northerly from the northerly line of Sutter Street; running thence westerly and parallel with said northerly line of Sutter Street 28 feet 6 inches; thence at a right angle northerly 20 feet to a point perpendicularly distant 119 feet 10 inches southerly from the southerly line of Bush Street; thence at a right angle easterly 28 feet 6 inches; thence at a right angle southerly 20 feet to the point of commencement.

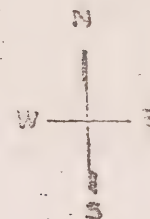
BEING a portion of Western Addition Block No. 311.

LOTS MERGED
 Lot 24 merged into lot 23 - 1925

677

WA BLK 311

REVISED 1959
 1959
 '63



BUSH

FILLMORE

														2101
30	25	25	27.33	31	27.33	31	27.33	31	25	28	23	23	23	31
100	S.F.R.A.		100	137.50				137.50	46	79.833	75			75
23	25	25							323	33	34	35	1	
100	22								338	2	S.F.R.A.		25	
25	100								37	43				
25	100	21	27	28	29	30	31	32	47	44				
S.F.R.A.	102.50	25	17	18	13	14	13	12	40					
S.F.R.A.	102.50	20							41					
100	10	13	S.F.R.A.		S.F.R.A.				39	45	100			
100	S.F.R.A.		137.50	S.F.R.A.				137.50	10	9	8	7	6	
77.50	25	27.50	30	27.50	30	27.50	30	35	75	24	24	24	24	32
														1900

WEBSTER

SUTTER

VALUATION SECTION

VALUATION OF THE ENTIRE PROPERTY

Summation Analysis:

Cost New Estimate -

The living area of this improvement consists of 1,007 sq. ft. for both floors.

1,007 sq. ft. at \$22.00 per sq. ft. = \$22,154.00

Basement 503 sq. ft.

503 sq. ft. @ \$4.52 per sq. ft. = \$ 2,273.00

Walks, driveway, fencing and
contingencies \$ 1,000.00

Total \$25,427.00

Depreciation Estimate:

The effective age of this building is approximately
30 years. It is currently in fair to good condition.

Estimate of depreciation from all causes 30% = \$ 7,628.00

Depreciated Replacement Estimate \$17,799.00

Land Value Estimate:

Subject land is zoned R-3 and comprises a parcel
20 ft. by 28.5 ft. for a total of 570 sq. ft.

The following estimate of land value is based on
sales of other parcels that are capable of
similar use.

Refer to sales in the Addenda of this report as follows:

No. 3 at \$5.39 per sq. ft. Sept. 68 = \$12,000.

No. 6 at \$5.13 per sq. ft. Aug. 70 = \$19,500.

No. 9 at \$6.73 per sq. ft. July 70 = \$54,000.

Valuation, cont'd.

The subject site is small only, 570 sq. ft. As a result the value emphasis has been placed on this parcel as a home site rather than on a per sq. ft. basis.

Estimated site value	<u>\$20,000.00</u>
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Total Property Value Estimate	\$37,799.00
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Rounded to:	\$37,800.00
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VALUATION OF ENTIRE PROPERTY

Market Data Analysis:

I have considered the value of the subject property as reflected by other transactions which were of properties of similar character that have occurred in this neighborhood. Some of those sales that I have considered are outlined in brief form in the following chart and have been converted from their gross sale price into a sale price per room. From this sale price per room I have concluded a per room value for the subject property.

<u>Sale No.</u>	<u>Date</u>	<u>Sale Price</u>	<u>Sale Price per room</u>	<u>G.R.M.</u>
14	5/2/73	\$40,000.	\$10,000.	--
15A	12/11/73	\$40,000.	\$ 5,000.	--
27A	6/24/75	\$52,000.	\$10,400.	--
28	8/75	\$52,000.	\$10,400.	--

Sale No. 28 is a sale of the subject property, currently in escrow. The sale price assumes \$9,000 to be spent, of sellers funds, to complete some renovations, making the "as is" sale price \$43,000.00.

Based on the preceding and other information, it is my opinion that the subject property has a per room value of \$8,600.00.

Therefore:

$$5 \text{ rooms} \times \$8,600.00 = \$43,000.00$$

Income Analysis by Gross Rent Multiplier:

I have considered the gross rent multiplier generated by Sales 13 and 19 as reflected in the Addenda and conclude a gross rent multiplier for the subject of 130.

This GRM is based in part upon the location of the subject property and its current condition.

Based on the subject property being in fair condition, I have estimated a fair rental of \$325.00 per month.

Therefore:

$$\text{GRM of 130} \times \$325 \text{ per month} = \$42,250.00$$

CORRELATION

Value indications by:

Summation Analysis	\$37,800.00
Market Data Analysis	\$43,000.00
Income (GRM) Analysis	\$42,250.00

It is my opinion that the best analysis and most reliable indication is that of the market data analysis; however, substantial reliance has been placed upon the other two indications of value.

In my opinion an informed principal would conclude a fair market value for the subject property of \$43,000.00.

SUBJECT PROPERTY DATA

Parcel No. 683-21

Owner: Del-Camp Investments Inc., a corporation

Owner's Address: c/o Anchor Realty Co.
2122 Market Street, San Francisco

Property Address: 1724-28 Steiner Street

Zoning: C-2, City of San Francisco

Highest and
Best Use: As currently utilized.

Date owner
acquired title: July 15, 1958

Assessed Value: 1974-75

Land: \$4,550.00

Improvements: \$4,375.00

Taxes: \$1,137.92 (74-75)

Purpose of
this appraisal: The subject property is currently improved with a three family, three story residential building. While this structure is not in good condition, it is in a condition which will dictate its retention on the site for some considerable period of time. Thus, this appraisal will consider the property as it currently exists for its fair market value based upon the three classic approaches to value.

This property was inspected on July 7, 1975 in the accompaniment of Mr. G. V. McKeever, Jr. of Anchor Realty, representative of the owner.

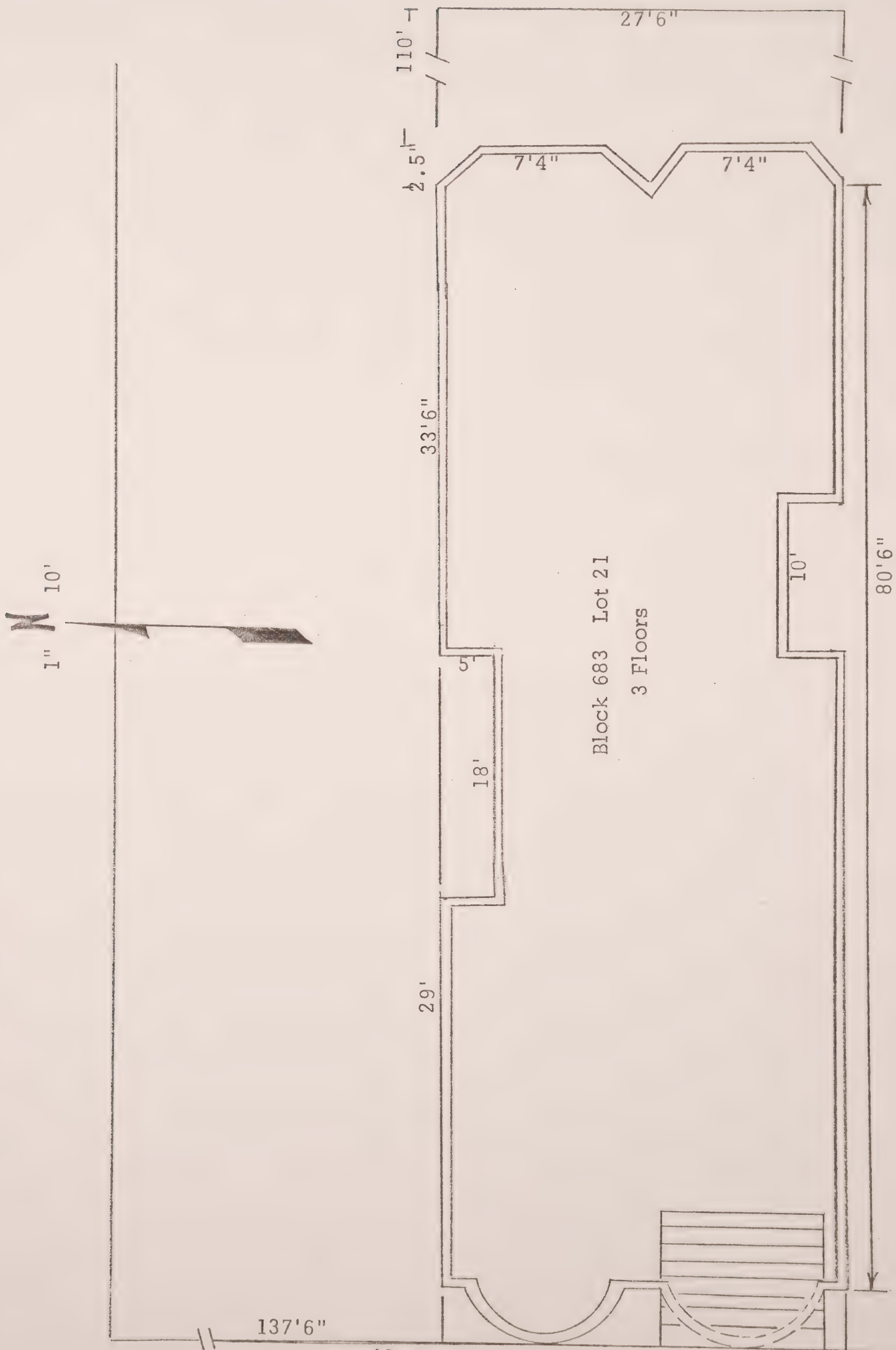


Front view of 1724-1726 & 1728 Steiner Street, San Francisco



Front view of subject showing the street southward toward Post Street.

Address <u>1724, 26, 28 Steiner</u>			Building Use & type <u>Rental-Residential</u>		
Age of Improvements <u>65 yrs. ±</u>			General Condition <u>Fair</u>		
EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>Concrete</u>	<u>Fair</u>	Floors	<u>Pine floors</u>	<u>Fair</u>
	<u>Siding</u>			<u>1726-3' metal wainscot</u>	
Walls	<u>Tongue & Groove</u>	<u>Fair</u>	Walls	<u>Plaster over lathe</u>	<u>Fair</u>
Roof	<u>Tar & Gravel</u>	<u>Fair</u>	Ceilings	<u>Plaster over lathe</u>	<u>Fair</u>
Gutters	<u>Galvanized</u>	<u>Fair</u>	Heating	<u>1728-3 free/standing gas</u>	
Windows	<u>Wood sash</u>	<u>Fair</u>		<u>24, 26-2 free/standing gas</u>	<u>Fair</u>
Screens	<u>None</u>			<u>Exposed bulb</u>	
Basement	<u>Inaccessible</u>		Elec. Fixtures	<u>1 plug /room</u>	<u>Fair</u>
Laundry	<u>3-each off kitchen</u>		Built-in equip.	<u>1 each 30 gallon water heater</u>	
Garage	<u>None</u>		Building Area	<u>6246 ± sq. ft.</u>	
			Plumbing	<u>Black Iron</u>	
			No. fixtures	<u>4-each</u>	
			No. bathrooms	<u>1/4, 1/2 each</u>	
Special Features <u>1 each-4 burner gas stove</u>					
			No. of rooms <u>22 rooms</u>		
Detrimental influences _____			(7 - 1st and 2nd; 8 on 3rd)		
Taxes _____			Assessments <u>none known</u>		
Utilities:	(available)	(connected)	Street Improvements:		
Gas	_____	<u>X</u>	Walks	<u>X</u>	
Water	_____	<u>X</u>	Curbs	<u>X</u>	
Sewer	_____	<u>X</u>	Gutters	<u>X</u>	
Septic	_____	_____	Paving	<u>X</u>	
Distance to:					
Transportation _____					
Grade School _____					
High School _____					
Stores _____					



LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

Block 683
Lot-21

LEGAL DESCRIPTION

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the easterly line of Steiner Street, distant thereon 137 feet, 6 inches southerly from the southerly line of Sutter Street; running thence southerly along said line of Steiner Street 27 feet, 6 inches; thence at a right angle easterly 110 feet; thence at a right angle northerly 27 feet, 6 inches; and thence at a right angle westerly 110 feet to the point of beginning.

BEING a portion of WESTERN ADDITION BLOCK NO. 357.

Lots 5/9 merged into lot 4 - 1944
 Lot 30 - - 29 - -
 Lots 32/33 - - 31 - -

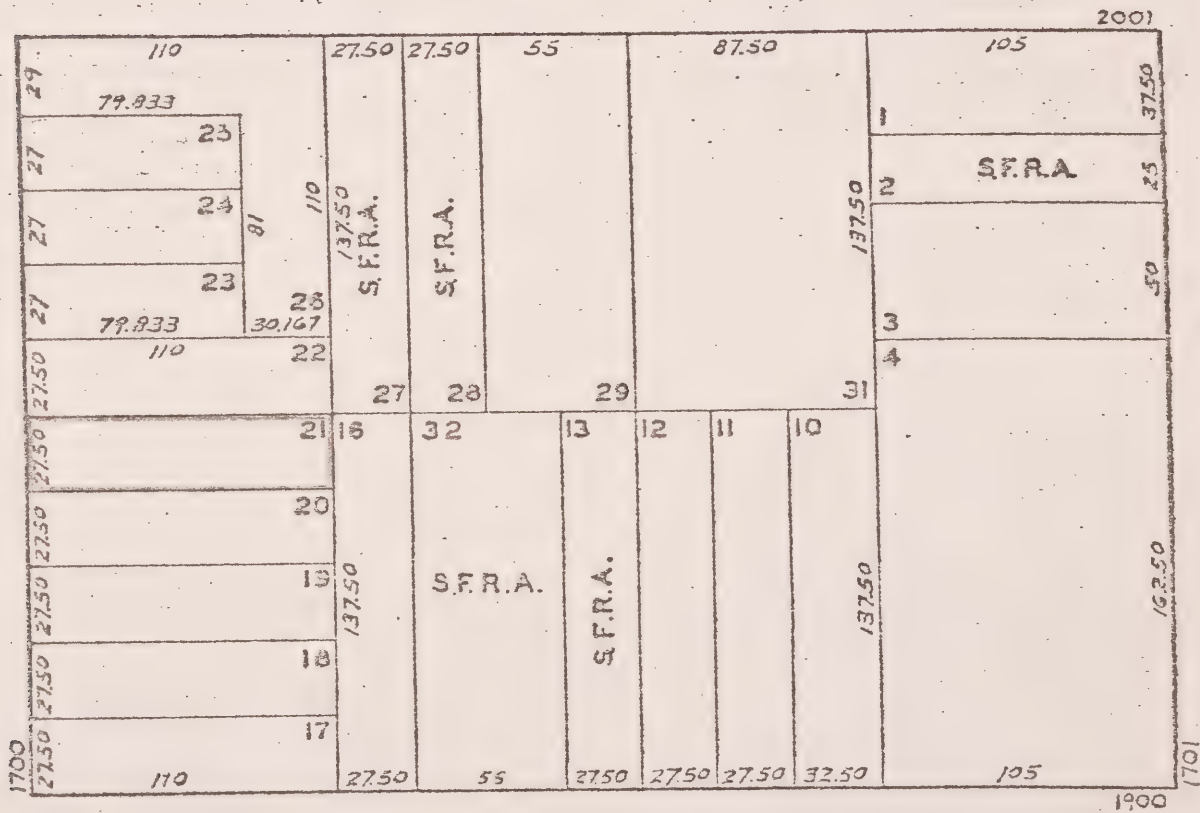
683

WA BLK 337
 REVISED 1959



SUTTER

STEINER



POST

FILLMORE

VALUATION SECTION

VALUATION OF SUBJECT PROPERTY

Summation Analysis:

Cost New Estimate -

Total living area of 1st, 2nd and 3rd floors
comprise 6,246 sq. ft.

6,246 sq. ft. @ \$20.00 = \$124,920.00

Basement

2,053 sq. ft. @ \$4.50 per sq. ft. = \$ 9,238.00

Walks, fences, landscaping and misc. \$ 750.00

Total \$134,908.00

Depreciation Estimate:

Estimate of depreciation is based on an effective age of approximately 60 years. Further, the current physical condition is poor. Consideration has also been given to location, design and other factors. Depreciation from all causes 80% = \$107,926.00

Depreciated Replacement Estimate \$ 26,982.00

Land Value Estimate:

Subject land is zoned C-2 and comprises 3,025 sq. ft. The value estimate of this land is based on market sales of other multiple residential properties.

Refer to sales in the Addenda of this report numbered:

No. 10 at \$6.10 per sq. ft. Feb. 11, 1970
No. 11 at \$10.13 per sq. ft. Nov. 20, 1971

Consideration has been given to time, location, size and other factors.

Subject 3,025 sq. ft. @ \$9.00 = \$ 27,225.00

Total Property Value Estimate \$ 54,207.00

Rounded to:

\$54,200.00

VALUATION OF ENTIRE PROPERTY

Market Data Analysis:

I have considered the value of the subject property as reflected by other transactions which were of properties of similar character that have occurred in this neighborhood. Some of those sales that I have considered are outlined in brief form in the following chart and have been converted from their gross sale price into a sale price per room. From this sale price per room I have concluded a per room value for the subject property.

Sale No.	Date	Sale Price	Sale Price per room	GRM
16	4/2/74	\$72,000.	\$3,428.00	--
25	3/2/73	\$35,000.	\$2,692.00	108
26	7/2/71	\$45,000.	\$2,142.00	69

The subject property is in fair condition.

The preceding three transactions indicate a per room sale price from a low of \$2,142 in 1971 to a high of \$3,428 in 1974. The difference is not all as a result of the passage of time, rather Sale No. 16 was remodeled in 1968 and thus, is current with the existing housing code of San Francisco. Thus, it is substantially superior to the subject property.

Sale No. 25 had an automobile garage arrangement for the basement, which, again, is a superior feature over the subject property.

Sale No. 26 also had a garage in the basement; however, the date of 1971 would reflect some upward adjustment to meet current market value of San Francisco.

Based on the preceding and other factors, it is my opinion an informed principal would conclude a per room value for the subject property of \$2,500.00.

Therefore:

22 rooms @ \$2,500.00 = \$55,000.00



Anchor Realty



LOANS • RENTALS • INSURANCE

2122 MARKET STREET SAN FRANCISCO, CALIF. 94114 Market 1-2700

1724-26-28 Steiner St

1724	\$185.00	monthly rentals
1726	\$185.00	
1728	\$185.00	

Expenses:	1973	1974	1975 (6 mos)
Taxes	\$1108.47	\$1115.61	\$568.96
Water	194.60	93.00	90.94
Garbage	102.00	126.00	63.00

Tenants pay ofwn P G & E

CORRELATION

Value indications by:

Summation Analysis	\$54,200.00
Market Data Analysis	\$55,000.00
Income (GRM) Analysis	\$48,250.00

It is my opinion that the best analysis and most reliable indication is that of the market data analysis; however, substantial reliance has been placed upon the other two indications of value.

In my opinion an informed principal would conclude a fair market value for the subject property of \$55,000.00

728-25

SUBJECT PROPERTY DATA

Parcel No. 728-25

Owner: Arthur M. Hardy and Irene M. Hardy, his wife

Owner's Address: 736 Clementina Street, San Francisco

Property Address: 1961-65 O'Farrell

Zoning: R-4, City of San Francisco

Highest and
best use: As presently improved.

Date owner
acquired title: April 22, 1952

Assessed Value: 1974-75

Land: \$1,950.00

Improvements: \$3,475.00

Taxes: \$691.68 (74-75)

Purpose of
This Appraisal: This appraisal is for the purpose of estimating the fair market value of the subject property as it currently exists. It is, at this time, improved with two wood framed structures that are utilized as a four family complex.

This property was inspected with Mr. Harry Bassett, property manager of Wiener and Assoc., Realtors of San Francisco. Mr. Bassett indicated that he was a representative of the property owner.



Front view of 1961-65 O'Farrell. Subject building is on the right.



O'Farrell Street. View is easterly from subject parcel.

Address 1961, 63, 65 & 65A O'Farrell Building Use & type Rental-ResidentialAge of Improvements 65± years General Condition Fair

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>Concrete perimeter</u>	<u>Good</u>	Floors	<u>Pine with linoleum and tile throughout</u>	<u>Poor</u>
Walls	<u>Front-asbestos shake side-tongue & groove</u>	<u>Fair</u>	Walls	<u>90% plaster over wood lathe 10% drywall with stucco</u>	<u>Fair</u>
Roof	<u>Tar and Gravel</u>	<u>Fair</u>	Ceilings	<u>Plaster over wood</u>	
Gutters	<u>Metal downspouts</u>	<u>Fair</u>	Heating	<u>4-wall furnaces</u>	<u>Fair</u>
Windows	<u>Wood sash</u>	<u>Fair</u>	Elec. Fixtures	<u>Exposed bulbs Inadequate plugs</u>	<u>Fair</u>
Screens	<u>None</u>		Built-in equip.	<u>1961-20 gallon water heater 1963-30 gallon water heater</u>	<u>Fair</u>
Basement	<u>Full-blocked off for fire code</u>		Building Area	<u>1965, 65A-1672 sq. ft. 1961-63- 1666 sq. ft.=3406 sf total</u>	
Laundry	<u>None</u>		Plumbing	<u>Black pipe</u>	
Garage	<u>1 Car</u>		No. fixtures	<u>16</u>	
			No. bathrooms	<u>4</u>	

Special Features 1 each 4 burner gas stove and refrigeratorNo. of rooms (4) 4-2-1 16 rooms totalDetrimental influences Small lot for 4 units with limited auto parking.

Taxes _____ Assessments _____

Utilities: (available) (connected)

Street Improvements:

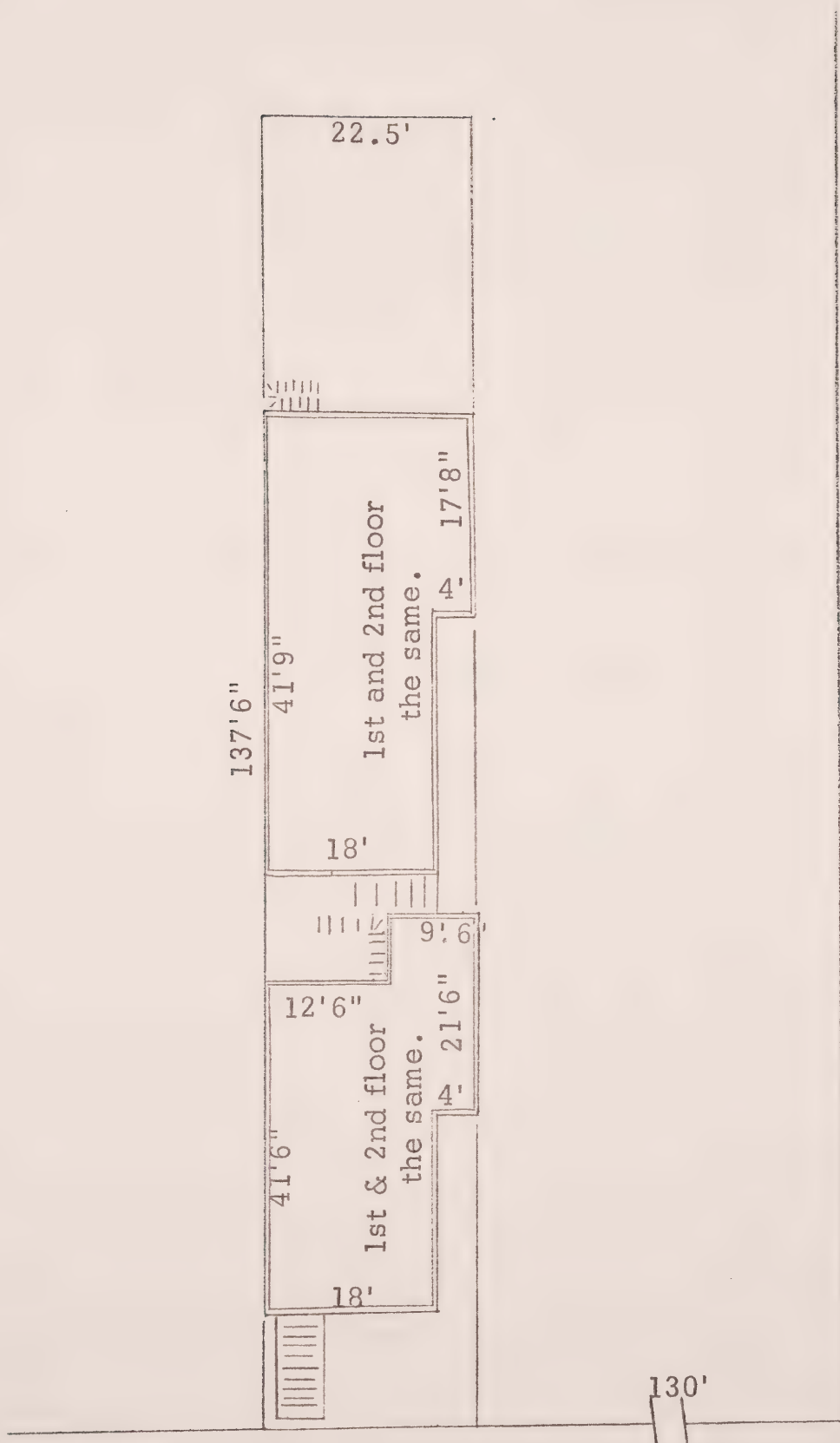
Gas	_____	<u>X</u>
Water	_____	<u>X</u>
Sewer	_____	<u>X</u>
Septic	_____	_____

Walks	<u>X</u>
Curbs	<u>X</u>
Gutters	<u>X</u>
Paving	<u>X</u>

Distance to:

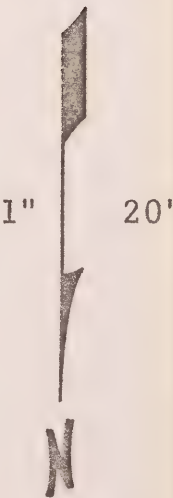
Transportation	_____
Grade School	_____
High School	_____
Stores	_____

Access was not obtained to the basement of 1961-63 O'Farrell Street.



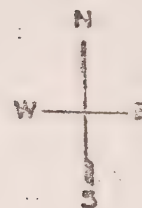
O'Farrell Street

PIERCE STREET



LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

W A BLK. 430



O'FARRELL

SCOTT

												1901
49	87	27	23.50	22.50	22.50	22.50	22.50	22.50	25	25	25	87.50
	21	S.F.R.A.	20	106.50	137.50					100	100	25
	114	20	26.917	29.50	106.50					30	31	25
	42.00	52	10	23	137.50							25
31	114.00	109.5	23.50	18	31	24	25	26	27	28	29	137.50
25	93	17	14	44.50	13	12	11	10A	10	29.50	5	109
25	93	18	50							37.50	1	CITY
13A	13	13	87.50	137.50		S.F.R.A.	S.F.R.A.			137.50	3A	109
52.073	40.365	45.063	25	30	32.50	25	25	27.50	27.50	27.50	55	CITY
1300												1800

PIERCE

ELLIS

LEGAL DESCRIPTION

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

COMMENCING at a point on the southerly line of O'Farrell Street, distant thereon 230 feet westerly from the westerly line of Pierce Street; running thence westerly and along said line of O'Farrell Street 22 feet 6 inches; thence at a right angle southerly 137 feet 6 inches; thence at a right angle easterly 22 feet 6 inches; thence at a right angle northerly 137 feet 6 inches to the point of commencement.

BEING part of Western Addition Block No. 430.

VALUATION SECTION

VALUATION OF THE ENTIRE PROPERTY

Summation Analysis:

Cost New Estimate -

Total living area of 1st and 2nd floors of both buildings. Total 3,338 sq. ft.

3,338 sq. ft. @ \$20.00 = \$66,760.00

Basement - only in 1961-63

868 sq. ft. @ \$4.50 = \$ 3,906.00

Walks, fences, landscaping and
misc. \$ 1,000.00

Total \$71,666.00

Depreciation Estimate:

Estimate of depreciation is based on an effective age of approximately 60 years. Further, the current physical condition is only fair. Consideration has also been given to location, design and other factors. Depreciation from all causes 70% = \$49,466.00

Depreciated Replacement Estimate \$22,200.00

Land Value Estimate:

Subject land is zoned R-4 and comprises 3,094 sq. ft. The value estimate of this land is based on market sales of other multiple residential properties.

Refer to sales in the Addenda of this report numbered:

No. 1 at \$9.29 per sq. ft. April 3, 1969

No. 9 at \$6.73 per sq. ft. July 17, 1970

Consideration has been given to time, location, size and other factors.

Subject 3,094 sq. ft. @ \$8.50 = \$26,299.00

Total Property Value Estimate \$48,499.00

Rounded to:

\$48,500.00

VALUATION OF ENTIRE PROPERTY

Market Data Analysis:

I have considered the value of the subject property as reflected by other transactions which were of properties of similar character that have occurred in this neighborhood. Some of those sales that I have considered are outlined in brief form in the following chart and have been converted from their gross sale price into a sale price per room. From this sale price per room I have concluded a per room value for the subject property.

Sale No.	Date	Sale Price	Sale Price per room	G.R.M.
17	4/25/74	\$53,000.	\$3,213.00	65
25	3/2/73	\$35,000.	\$2,692.00	108
26	7/2/71	\$45,000.	\$2,143.00	69

The subject property is in fair condition.

The preceding three transactions have been reduced to a per room sale price. In each case, these parcels were improved with multiple unit residential buildings.

Sale No. 17. This is a 6 unit building, two story, Victorian style, built about the turn of the century and contains approximately the same number of square feet as the subject, 3,350 sq. ft. As a result of its additional number of units, however, there would be more plumbing and the rent producing capability would be slightly greater.

Sale No. 25. This is a sale of a three story building with three rental units and a one car garage. The accumulative area of this building; however, is greater than the area of the two subject buildings.

Sale No. 26. This is a 3 unit building in poor condition at the time of sale, but well located and good rental potential.

Based on the preceding and other factors, it is my opinion that an informed principal would conclude that the per room value for the subject property of \$3,000.00.

Therefore:

16 rooms at \$3,000.00 = \$48,000.00

**WIENER AND
ASSOCIATES, Inc.**
R E A L T O R S

661-0400
2512 NORIEGA STREET
SAN FRANCISCO, CALIFORNIA 94122

July 11, 1975

Mr. Floyd Clevenger
Clevenger Realty Appraisal Corp.
2363 Pruneridge Avenue
Santa Clara, California 95050

Dear Mr. Clevenger:

Enclosed please find a statement of income and expense for the four flats located at 1961 through 1965A O'Farrell Street, San Francisco.

There have been no major expenditures for this property in the past two years. In 1973, the roof was repaired; the stair treads for the rear stairway were replaced; and two of the flats were painted. The cost of all this work was \$853.00.

Yours truly,

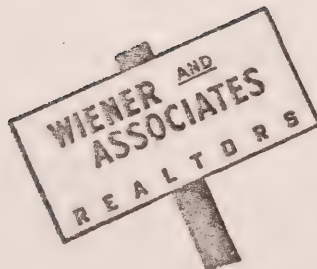


WIENER AND ASSOCIATES, INC.

Harry D. Bassett, Property Manager

encl.

HDB:yp



OFFICE: 661-0410
RES: 521-8021

HARRY BASSETT
PROPERTY MANAGER

2512 NORIEGA ST.
NEAR 32ND AVENUE
SAN FRANCISCO

1961, 1963, 1965A O'Farrell Street

Income:

1961	\$165.00
1963	142.50
1965	150.00
1965A	140.00

Total monthly income:	\$597.50
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Total annual income:	\$7170.00
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Expenses:

Property Tax	\$678.12
Business License	15.78
Business Tax	15.00
Fire Insurance (1 year)	154.00
P.G.E. for egress lighting	7.21
Scavenger	211.75
Water	173.69
Plumbing repairs	282.67
Miscellaneous repairs, labor and materials	677.78

Total Expense	\$2216.00
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Net Income	\$4954.00
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INCOME CAPITALIZATION PROPERTY RESIDUAL

The preceding pages consist of a letter from the property management firm and their income and expense statement. This statement appears correct with the exception of two items. These expense items have been estimated and applied as follows:

Net income from manager statement		\$4,954.00
Vacancy and rent loss	5%	\$350.00
Management		<u>\$350.00</u>
Total		<u>\$ 700.00</u>
Annual Net		\$4,254.00
Capitalized at 9%		
$\$4,254.00 \div .09 =$		\$47,266.00
Rounded to:		\$47,250.00

CORRELATION

Value indications by:

Summation Analysis	\$48,500.00
Market Data Analysis	\$48,000.00
Income (GRM) Analysis	\$47,250.00

It is my opinion that the best analysis and most reliable indication is that of the market data analysis; however, substantial reliance has been placed upon the other two indications of value.

In my opinion an informed principal would conclude a fair market value for the subject property of \$48,000.00

754-5A

SUBJECT PROPERTY DATA

Parcel No. 754-5A

Owner: Grady Sumpter

Owner's Address: 1533 McAllister Street, San Francisco

Property Address: 1400 Golden Gate

Zoning: R-3, City of San Francisco

Highest and
Best Use: Renovate the existing structure into a single
family residence.

Date owner
acquired title: December 23, 1947

Assessed Value: 1974-75

Land: \$2,250.00

Improvements: \$1,900.00

Taxes: \$529.12 (74-75)

Purpose of this
Appraisal: This appraisal is for the purpose of estimating
the fair market value of the subject property in its
present condition using all of the appraisal techniques
that are applicable to this individual ownership.

This property has been inspected with the owner,
Mr. Grady Sumpter and this appraiser on July 3, 1975.

This structure has been completely vandalized, all
the windows broken, the fireplace mantels removed,
and most of the wiring. Further, the interior walls
have been severely damaged.

1400 Golden Gate Avenue

Subject parcel, front
view from Golden
Gate and showing the
exposed wall on
Steiner Street.



Golden Gate frontage .

Address 1400 Golden Gate Building Use & type ResidentialAge of Improvements 70 years ± General Condition Poor

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>Brick with plaster coat</u>	<u>Fair</u>	Floor:	<u>1. Parkay floors with some linoleum</u>	
	<u>Front asbestos shake</u>		Floors	<u>2. Pine floors with some linoleum</u>	<u>P</u>
Walls	<u>side & rear wood T&G</u>	<u>Poor</u>		<u>Plaster over wood lathe</u>	
			Walls	<u>1/4 wainscot 1st floor</u>	<u>Fair</u>
Roof	<u>Tar & Gravel</u>	<u>Good</u>	Ceilings	<u>Plaster over wood lathe</u>	<u>Poor</u>
Gutters	<u>Metal downspout</u>	<u>Fair</u>	Heating	<u>None</u>	
Windows	<u>100% broken</u>	<u>Poor</u>	Elec. Fixtures	<u>None</u>	
Screens	<u>None</u>		Built-in equip.	<u>None</u>	
Basement	<u>Wood frame on brick perimeter</u>	<u>Fair</u>			
Laundry	<u>None</u>		Building Area	<u>2030 + sq. ft.</u>	
Garage	<u>None</u>		Plumbing	<u>Black Iron</u>	<u>Fair</u>
			No. fixtures	<u>1 tub</u>	<u>Poor</u>
			No. bathrooms	<u>2 bath areas</u>	<u>Poor</u>

Special Features _____

No. of rooms 7-4-2

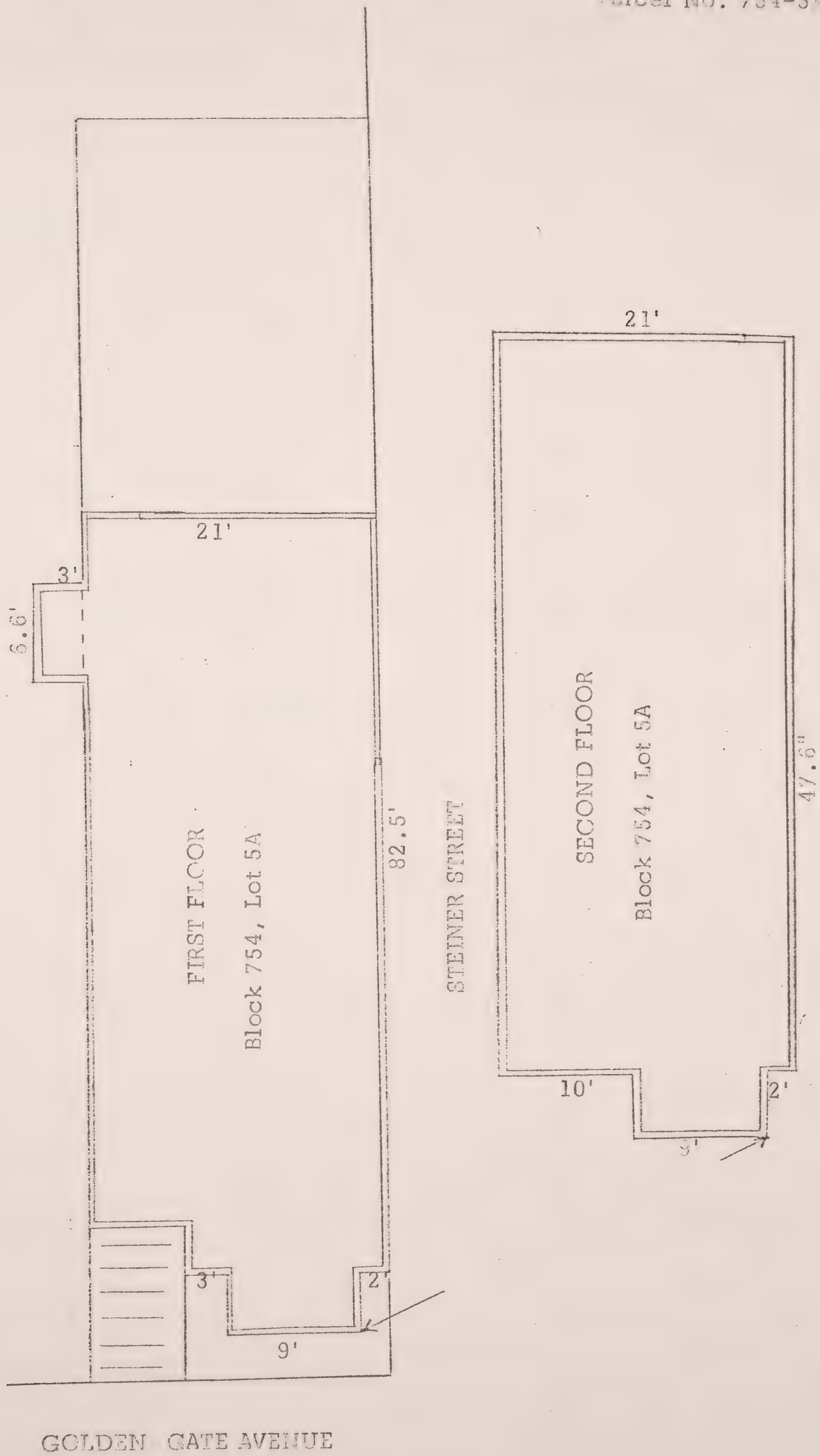
Detrimental influences This property has been extensively vandalized. Most of the water and electrical fixtures have been removed including wiring. The mantles have been removed from the fireplaces. All windows broken.

Taxes _____ Assessments _____

Utilities:	(available)	(connected)	Street Improvements:
Gas	_____	<u>X</u>	Walks
Water	_____	<u>X</u>	Curbs
Sewer	_____	<u>X</u>	Gutters
Septic	_____	_____	Paving

Distance to:

Transportation _____
 Grade School _____
 High School _____
 Stores _____



LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

Block 754

Lot - 5A

LEGAL DESCRIPTION

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

BEGINNING at the point of intersection of the northerly line of Golden Gate Avenue and the westerly line of Steiner Street; running thence westerly along said line of Golden Gate Avenue 22 feet and 11 inches; thence at a right angle northerly 82 feet and 6 inches; thence at a right angle easterly 22 feet and 11 inches to the westerly line of Steiner Street; thence at a right angle southerly along said line of Steiner Street 82 feet and 6 inches to the northerly line of Golden Gate Avenue and the point of beginning.

BEING a portion of WESTERN ADDITION BLOCK NO. 382.

VALUATION SECTION

VALUATION OF THE ENTIRE PROPERTY

Summation Analysis:

Cost New Estimate -

Total living area of 1st and 2nd floors comprise
2,030 sq. ft.

2,030 sq. ft. @ \$22.00 = \$44,660.00

Basement -

997 sq. ft. @ \$4.50 = \$ 4,489.00

Walks, fences, landscaping and misc. \$ 750.00

Total \$49,894.00

Depreciation Estimate:

Estimate of depreciation is based on an effective age of approximately 70 years. Further, the current physical condition is extremely poor. Consideration has also been given to location, design and other factors. Depreciation from all causes 95% =

\$47,399.00

Depreciated Replacement Estimate \$ 2,495.00

Land Value Estimate:

Subject land is zoned R-3 and comprises 1,891 sq. ft. The value estimate of this land is based on market sales of other multiple residential properties.

Refer to sales in the Addenda of this report numbered:

No. 6 at \$5.13 per sq. ft. August 5, 1970

No. 9 at \$6.73 per sq. ft. July 17, 1970

Consideration has been given to time, location, size and other factors.

Subject 1,891 sq. ft. @ \$7.00 = \$13,297.00

Total Property Value Estimate \$15,792.00

Rounded to:
-69-

\$15,800.00

VALUE CONCLUSION

The preceding page is a Summation Analysis of the subject property, based upon the current physical condition which is extremely poor for this improvement. The structure has been vandalized in its interior with all of the windows broken out and most of the plumbing removed, substantial portions of the wiring removed, and electrical fixtures, as well as severe wall damage on the interior.

As a result of the poor interior physical condition of this structure, I was unable to find any comparable properties, that is, any property that had been similarly vandalized and been sold. As a result I have not utilized the market data analysis in the appraisal of this parcel. Further, it is not capable of producing income and as a result no income analysis has been made.

I have relied fully upon the market data analysis for similar parcels of land and applied the cost less depreciation of the improvement.

Value Conclusion

\$15,800.00

754-5B

SUBJECT PROPERTY DATA

Parcel No. 754-5B

Owner: Del-Camp Investments Inc. a corporation

Owner's Address: c/o Anchor Realty Company
2122 Market Street, San Francisco

Property Address: 1404 Golden Gate

Zoning: R-3, City of San Francisco

Highest and
Best Use: As presently utilized.

Date owner
acquired title: November 19, 1968

Assessed Value: 1974-75

Land: \$1,750.00

Improvements: \$ 825.00

Taxes: \$ 328.30 (74-75)

Purpose of this
appraisal:

This appraisal is for the purpose of estimating the fair market value of that property commonly known as 1404 Golden Gate Avenue, San Francisco, California. This value conclusion will be reflected by the three classic value analyses and is contained in pages following in this report.

This property was inspected by your appraiser and Mr. McKeever of Anchor Realty on July 7, 1975. Mr. McKeever is a representative of the Del-Camp Investments Inc., the owners of this property.

1404 Golden Gate

Front view of subject
property from Golden
Gate Avenue.



Street frontage of subject and adjacent parcels.

IMPROVEMENT DETAIL Parcel 754-5B

Address 1404 Golden Gate Building Use & type Rental-Residential

Age of Improvements 70 years ± General Condition Fair

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
-----------	------	-------	-----------	------	-------

Foundation	<u>Brick</u>	<u>Fair</u>	Floors	<u>Hardwood</u>	<u>Fair</u>
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	<u>Siding</u>				
Walls	<u>Tongue & Groove</u>	<u>Fair</u>	Walls	<u>Plaster over lathe</u>	<u>Fair</u>

Roof	<u>Tar & Gravel</u>	<u>Good</u>	Ceilings	<u>Plaster over lathe</u>	<u>Fair</u>
	<u>Painted metal downspouts</u>				

Gutters		<u>Fair</u>	Heating	<u>1 Wall Heater</u>	<u>Good</u>
				<u>Exposed bubl</u>	

Windows	<u>Wood sash</u>	<u>Fair</u>	Elec. Fixtures	<u>1 Plug per room</u>	<u>Fa ir</u>
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Screens	<u>None</u>		Built-in equip.	<u>None</u>	
---------	-------------	--	-----------------	-------------	--

Basement	<u>Full with concrete floor</u>				
	<u>No lights</u>	<u>Fair</u>		<u>40 Gallon hot water heater</u>	<u>Fair</u>

Laundry	<u>None</u>		Building Area	<u>1747 ± sq. ft.</u>	
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Garage	<u>1 Car Garage</u>	<u>Fair</u>	Plumbing	<u>Black Iron</u>	<u>Fair</u>
--------	---------------------	-------------	----------	-------------------	-------------

			No. fixtures	<u>4</u>	<u>Fair</u>
--	--	--	--------------	----------	-------------

			No. bathrooms	<u>1/4, 1/2</u>	
--	--	--	---------------	-----------------	--

Special Features Skylight, 3' wood wainscot halls, Dining room, Living Room

<u>4-burner gas stove</u>	No. of rooms	<u>7-4-(1/4, 1/2)</u>
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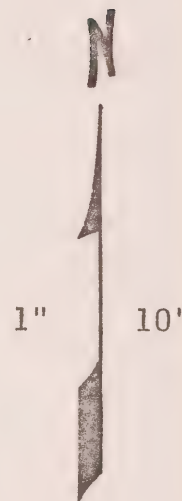
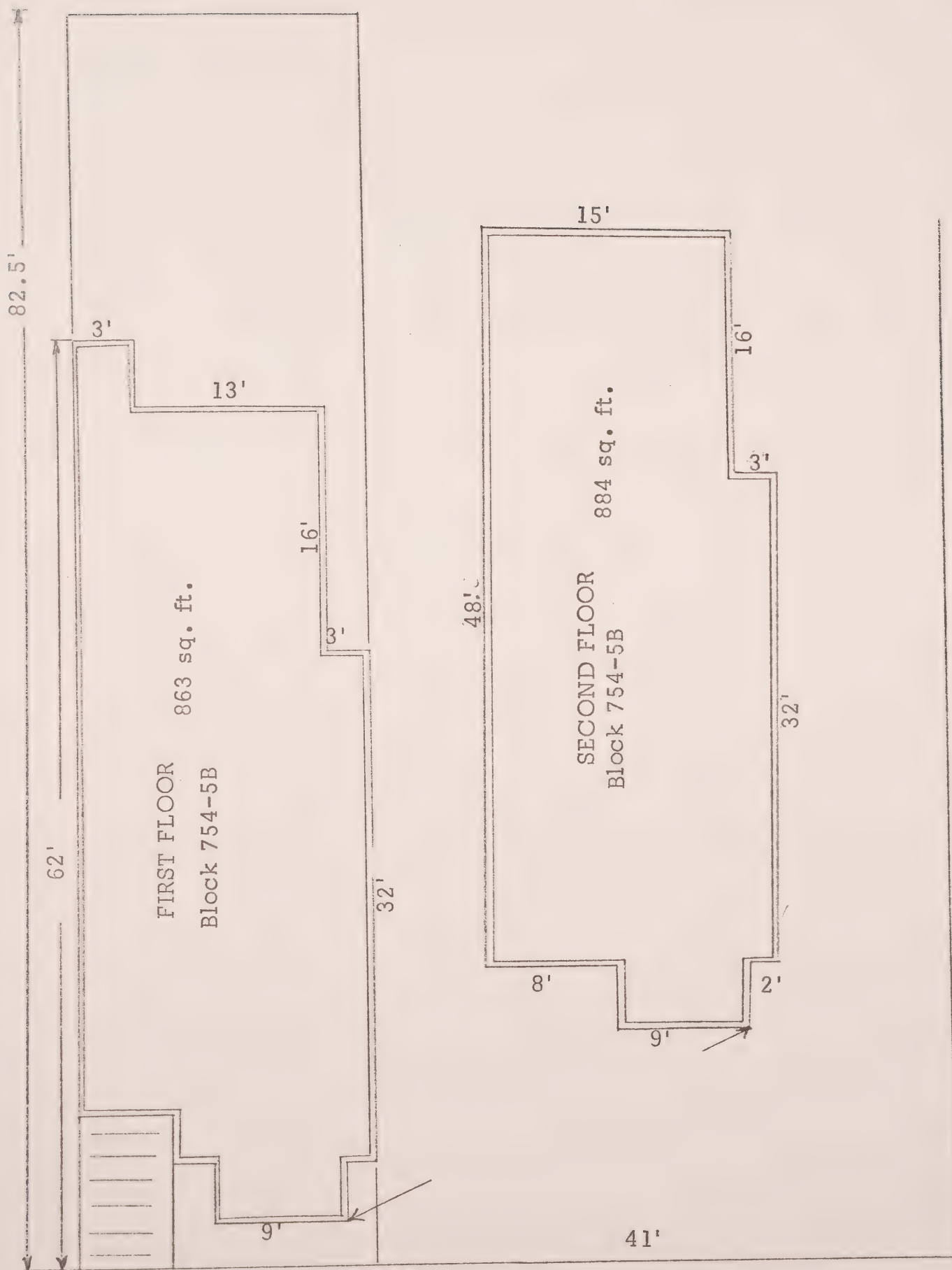
Detrimental influences _____

Taxes	Assessments
-------	-------------

Utilities:	(available)	(connected)	Street Improvements:	
Gas		<u>X</u>	Walks	<u>X</u>
Water		<u>X</u>	Curbs	<u>X</u>
Sewer		<u>X</u>	Gutters	<u>X</u>
Septic			Paving	<u>X</u>

Distance to:

Transportation	
Grade School	
High School	
Stores	



LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

LEGAL DESCRIPTION

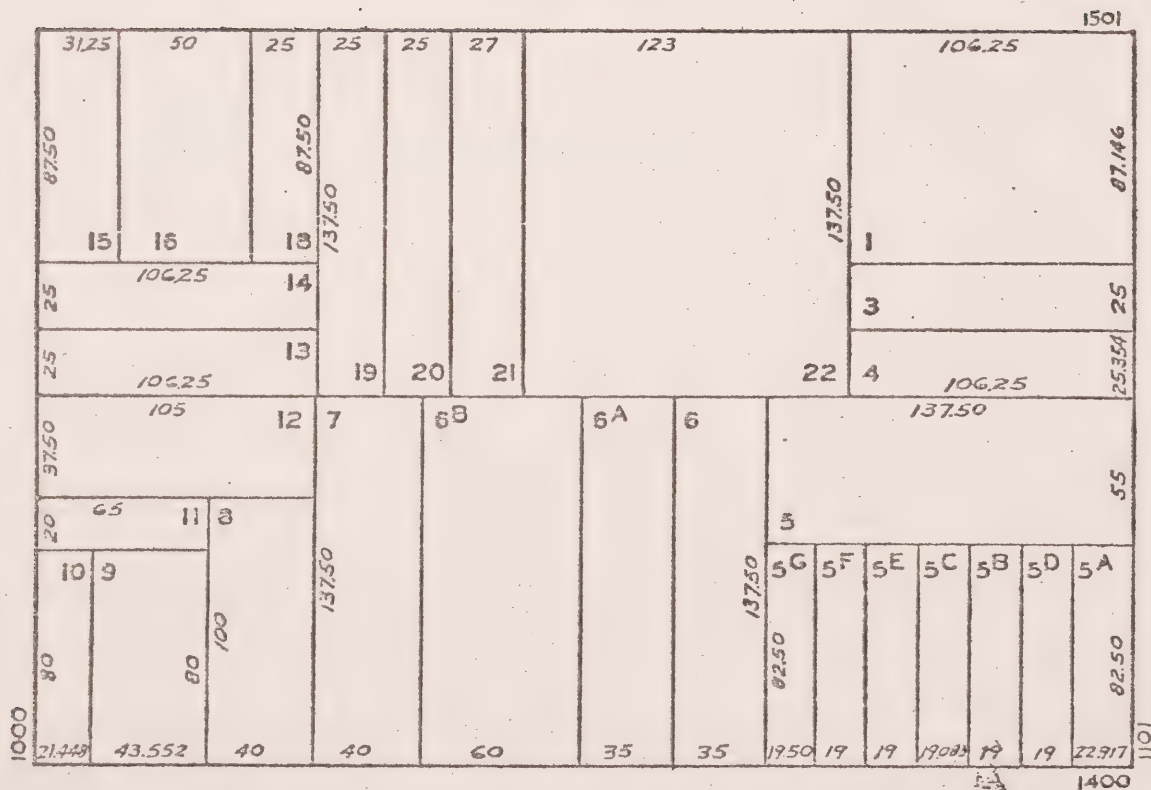
All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the northerly line of Golden Gate Avenue, distant thereon 41 feet and 11 inches westerly from the westerly line of Steiner Street; running thence westerly along said line of Golden Gate Avenue 19 feet; thence at a right angle northerly 82 feet and 6 inches; thence at a right angle easterly 19 feet; thence at a right angle southerly 82 feet and 6 inches to the point of beginning.

BEING a portion of Western Addition Block No. 382.

A simple crosshair diagram with the letters N, S, E, and W at the ends of the axes.

W
C
R
W
I
D



RENTS

GOLDEN GATE AVE.



First American Fish Company

VALUATION SECTION

VALUATION OF THE ENTIRE PROPERTY

Summation Analysis:

Cost New Estimate -

Total living area of 1st and 2nd floors comprise
1,747 sq. ft.

1,747 sq. ft. @ \$21.50 = \$37,560.00

Basement

884 sq. ft. @ \$4.50 = \$ 3,978.00

Walks, fences, landscaping and
misc. \$ 500.00

Total \$42,038.00

Depreciation Estimate:

Estimate of depreciation is based on an effective
age of approximately 60 years. Further, the
current physical condition is poor. Consideration
has also been given to location, design and other
factors. Depreciation from all causes 60% = \$25,222.00

Depreciated Replacement Estimate \$16,816.00

Land Value Estimate:

Subject land is zoned R-3 and comprises 1,568
sq. ft. The value estimate of this land is
based on market sales of other multiple
residential properties.

Refer to sales in the Addenda of this report
numbered:

No. 6 at \$5.13 per sq. ft. August 5, 1970

No. 9 at \$6.73 per sq. ft. July 17, 1970

Consideration has been given to time, location,
size and other factors.

Subject 1,568 sq. ft. @ \$6.50 = \$10,192.00

Total Property Value Estimate \$27,008.00

Rounded to: \$27,000.00

VALUATION OF ENTIRE PROPERTY

Market Data Analysis:

I have considered the value of the subject property as reflected by other transactions which were of properties of similar character that have occurred in this neighborhood. Some of those sales that I have considered are outlined in brief form in the following chart and have been converted from their gross sale price into a sale price per room. From this sale price per room I have concluded a per room value for the subject property.

<u>Sale No.</u>	<u>Date</u>	<u>Sale Price</u>	<u>Sale Price per room</u>	<u>G.R.M.</u>
14	5/2/73	\$40,000.	\$3,636.00	
21	3/12/74	\$22,000.	\$2,750.00	
24	1/21/74	\$21,500.	\$2,687.00	

The subject property is in poor condition. This market data comprises sales of properties of similar utility. The condition of each vary but it has been considered in the per room value selection reflecting subject values.

Based on the preceding and other information, it is my opinion that the subject property has a per room value of \$3,500.00.

Therefore:

7 rooms at \$3,500.00 = \$24,500.00

Income Analysis by Gross Rent Multiplier:

I have considered the gross rent multiplier generated by Sales 13 and 19 as reflected in the Addenda and conclude a gross rent multiplier for the subject of 120.

This G.R.M. is based in part upon the location of the subject property and its current condition.

Based on the subject property being in poor condition I have estimated a fair rental of \$200.00 per month.

Therefore:

G.R.M. of 120 x \$200.00 per month = \$24,000.00

CORRELATION

Value indications by:

Summation Analysis	\$27,000.00
Market Data Analysis	\$24,500.00
Income (GRM) Analysis	\$24,000.00

It is my opinion that the best analysis and most reliable indication is that of the market data analysis; however, substantial reliance has been placed upon the other two indications of value.

In my opinion an informed principal would conclude a fair market value for the subject property of \$27,000.00



Anchor Realty



LOANS • RENTALS • INSURANCE

2122 MARKET STREET SAN FRANCISCO, CALIF. 94114 Market 1-2700

1404 Golden Gate Ave

Monthly rental \$200.00

Taxes:	1973	1974	1975 (6 mos)
	\$319.30	\$321.86	\$164.15

754-5C

SUBJECT PROPERTY DATA

Parcel No. 754-5C

Owner: Glorie Smallwood

Owner's Address: 1406 Golden Gate Avenue, San Francisco

Property Address: 1406 Golden Gate Avenue

Zoning: R-3, City of San Francisco

Highest and
Best Use: As currently improved.

Date owner
acquired title: December 29, 1960

Assessed Value: 1974-75

Land: \$1,750.00

Improvements: \$ 825.00

Taxes: \$ 105.18 (74-75)

Purpose of
This Appraisal:

This appraisal is for the purpose of estimating the fair market value of that property commonly known as 1406 Golden Gate Avenue, San Francisco, California. It will encompass the three classic value analyses which are outlined in more detail in the preceding pages of this report.

This property was inspected by your appraiser and Mrs. Gloris Smallwood, the owner, on August 28, 1975.

1406 Golden Gate Avenue,
San Francisco



Front view.



Subject and adjacent parcels. Golden Gate Ave. frontage.

Address 1406 Golden Gate Avenue Building Use & type single family residentialAge of Improvements 70 years ± General Condition fair

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>Brick</u>	<u>fair</u>	Floors	<u>Hardwood</u>	<u>fair</u>
Walls	<u>wood frame</u>	<u>fair</u>	Walls	<u>plaster</u>	<u>fair</u>
Roof	<u>composition & tar</u>	<u>fair</u>	Ceilings	<u>plaster</u>	<u>fair</u>
Gutters	<u>none</u>		Heating	<u>circulating heaters</u>	
Windows	<u>wood</u>	<u>fair</u>	Elec. Fixtures	<u>old style</u>	
Screens	<u>none</u>		Built-in equip.	<u>water heater</u>	
Basement	<u>full</u>	<u>fair</u>			
Laundry	<u>basement</u>		Building Area	<u>1747 - 2 floors</u>	
Garage	<u>1 car basement</u>		Plumbing	<u>old style</u>	
			No. fixtures	<u>4</u>	
			No. bathrooms	<u>1</u>	

Special Features Shower and 2 fixtures in basement in addition to
bath on second floor No. of rooms 7

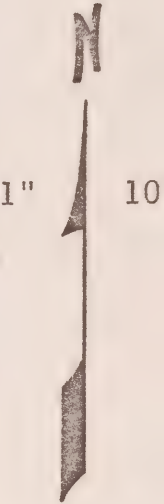
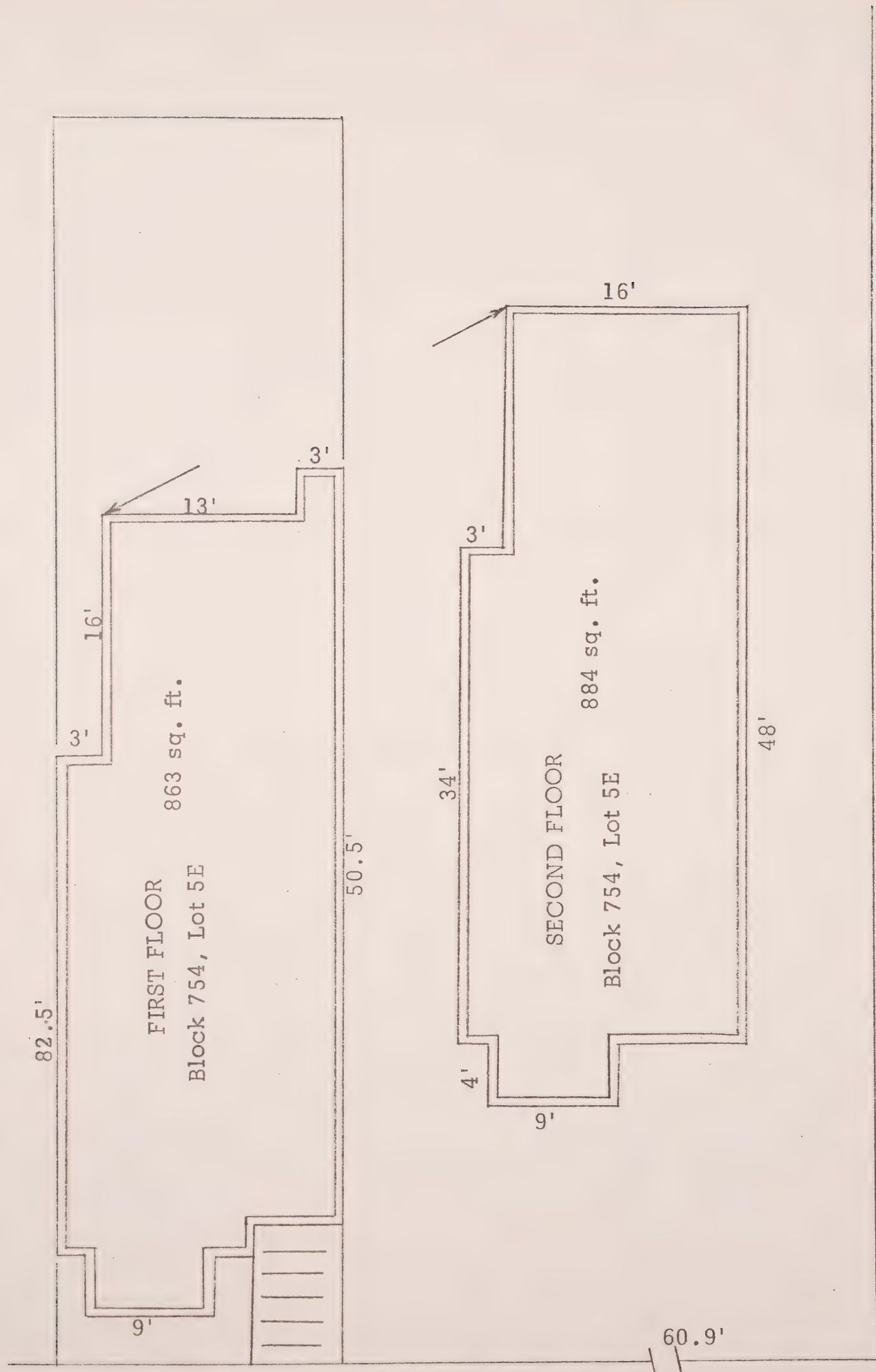
Detrimental influences Common walls and small lot.

Taxes _____ Assessments _____

Utilities:	(available)	(connected)	Street Improvements:
Gas	<u>yes</u>	<u>yes</u>	Walks <u>yes</u>
Water	<u>yes</u>	<u>yes</u>	Curbs <u>yes</u>
Sewer	<u>yes</u>	<u>yes</u>	Gutters <u>yes</u>
Septic			Paving <u>asphalt</u>

Distance to:

Transportation _____
 Grade School _____
 High School _____
 Stores _____



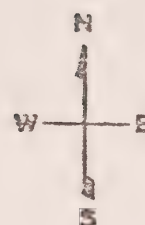
LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

LEGAL DESCRIPTION

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the northerly line of Golden Gate Avenue, distant thereon 60 feet 11 inches westerly from the westerly line of Steiner Street; running thence westerly and along said line of Golden Gate Avenue 19 feet 1 inch; thence at a right angle northerly 82 feet 6 inches; thence at a right angle easterly 19 feet 1 inch; thence at a right angle southerly 82 feet 6 inches to the point of beginning.

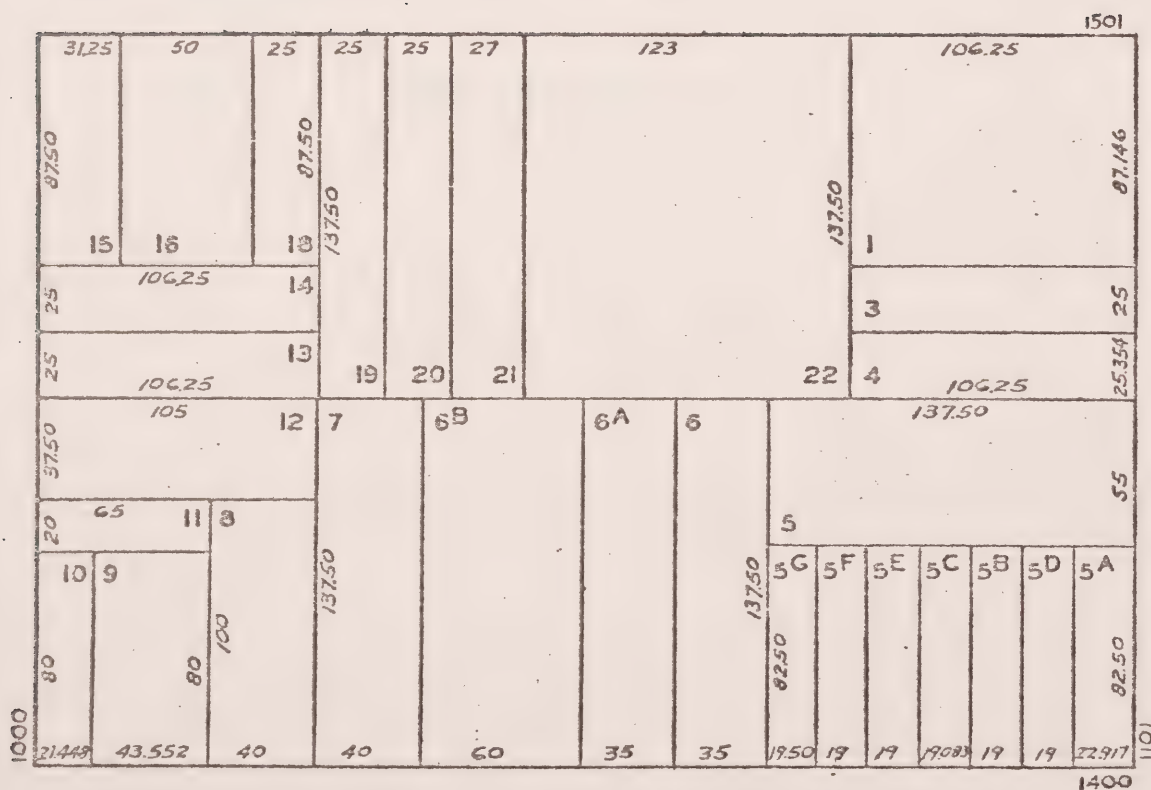
BEING a part of Western Addition Block No. 332.



TURK

PIERCE

STEINER



GOLDEN GATE AVE.

CH NO. 50829

PLAT OF: Western Addition Block No. 382

5-1

This is not a survey of the land but is
compiled for information only from data
shown by Official Records and Assessors



754

Office -86-

First American Title Company

VALUATION SECTION

VALUATION OF THE ENTIRE PROPERTY

Summation Analysis:

Cost New Estimate -

Total living area of 1st and 2nd floors comprise 1,747 sq. ft.	
1,747 sq. ft. @ \$21.50 =	\$37,560.00
Basement	
884 sq. ft. @ \$4.50 =	\$ 3,978.00
Walks, fences, landscaping and misc.	<u>\$ 500.00</u>
Total	\$42,038.00

Depreciation Estimate:

Estimate of depreciation is based on an effective age of approximately 60 years. Further, the current physical condition is poor. Consideration has also been given to location, design and other factors. Depreciation from all causes 60% = \$25,222.00

Depreciated Replacement Estimate \$16,816.00

Land Value Estimate:

Subject land is zoned R-3 and comprises 1,574 sq. ft. The value estimate of this land is based on market sales of other multiple residential properties.

Refer to sales in the Addenda of this report numbered:

No. 6 at \$5.13 per sq. ft. - August 5, 1970
No. 9 at \$6.73 per sq. ft. - July 17, 1970

Consideration has been given to time, location size and other factors.

Subject 1,574 sq. ft. @ \$6.50 =	<u>\$10,233.00</u>
Total Property Value Estimate	\$27,049.00

Rounded to: \$27,000.00

VALUATION OF ENTIRE PROPERTY

Market Data Analysis:

I have considered the value of the subject property as reflected by other transactions which were of properties of similar character that have occurred in this neighborhood. Some of those sales that I have considered are outlined in brief form in the following chart and have been converted from their gross sale price into a sale price per room. From this sale price per room I have concluded a per room value for the subject property.

<u>Sale No.</u>	<u>Date</u>	<u>Sale Price</u>	<u>Sale Price per room</u>	<u>G.R.M.</u>
14	5/2/73	\$40,000.	\$3,636.00	
21	3/12/74	\$22,000.	\$2,750.00	
24	1/21/74	\$21,500.	\$2,687.00	

The subject property is in poor condition. This market data comprised sales of properties of similar utility. The condition of each vary but it has been considered in the per room value selection reflecting subject values.

Based on the preceding and other information, it is my opinion that the subject property has a per room value of \$3,650.00.

Therefore:

$$7 \text{ rooms} \times \$3,650.00 = \$25,550.00$$

Income Analysis by Gross Rent Multiplier:

I have considered the gross rent multiplier generated by Sales 13 and 19 as reflected in the Addenda and conclude a gross rent multiplier for the subject of 120.

This G.R.M. is based in part upon the location of the subject property and its current condition.

Based on the subject property being in poor condition I have estimated a fair rental of \$225.00 per month.

Therefore:

$$\text{GRM of } 120 \times \$225.00 \text{ per month} = \$27,000.00$$

CORRELATION

Value indications by:

Summation Analysis	\$27,000.00
Market Data Analysis	\$25,500.00
Income (GRM) Analysis	\$27,000.00

It is my opinion that the best analysis and most reliable indication is that of the market data analysis; however, substantial reliance has been placed upon the other two indications of value.

In my opinion an informed principal would conclude a fair market value for the subject property of \$27,000.00

SUBJECT PROPERTY DATA

Parcel No. 754-5D

Owner: Andrew Hickson

Owner's address: 712 Haight Street, San Francisco

Property address: 1402 Golden Gate Avenue

Zoning: R-3, City of San Francisco

Highest and
Best Use: As improved.

Date owner
acquired title: June 29, 1959

Assessed value: 1974-75

Land: \$1,750.00

Improvements: \$ 825.00

Taxes: \$ 328.30 (74-75)

Purpose of this
appraisal

This appraisal is for the purpose of estimating the fair market value of that property commonly known as 1402 Golden Gate Avenue, San Francisco, California. The value conclusion will consider the three classic analyses which will reflect market value.

This property was inspected with Mr. Andrew Hickson, July 3, 1975.

Front view.

1402 Golden Gate Avenue,
San Francisco



Subject and adjacent parcels fronting on Golden
Gate Avenue.

Address 1402 Golden Gate Building Use & type Rental-ResidentialAge of Improvements 70 years ± General Condition Fair

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	Brick with plaster coat	Fair	Floors	Floor 1-hardwood parkay	
	Asbestos shake in front	Fair		Floor 2-pine	Fair
Walls	Wood tongue & grove siding	Fair	Walls	Plaster over wood lathe	Fair
Roof	Tar & Gravel	Fair	Ceilings	Plaster over wood lathe	Fair
Gutters	Metal downspouts	Fair	Heating	2-free/standing gas	Fair
Windows	Wood sash	Fair	Elec. Fixtures	Exposed bulb 1 plug per room	Fair
Screens	None		Built-in equip.	None	
	Full with concrete floor			30 gallon water heater	
Basement	Part blocked off	Fair	Building Area	1906± sq. ft.	
Laundry	None		Plumbing	Black iron	
Garage	None		No. fixtures	7	Fair
			No. bathrooms	1/4, 1/2, 1	

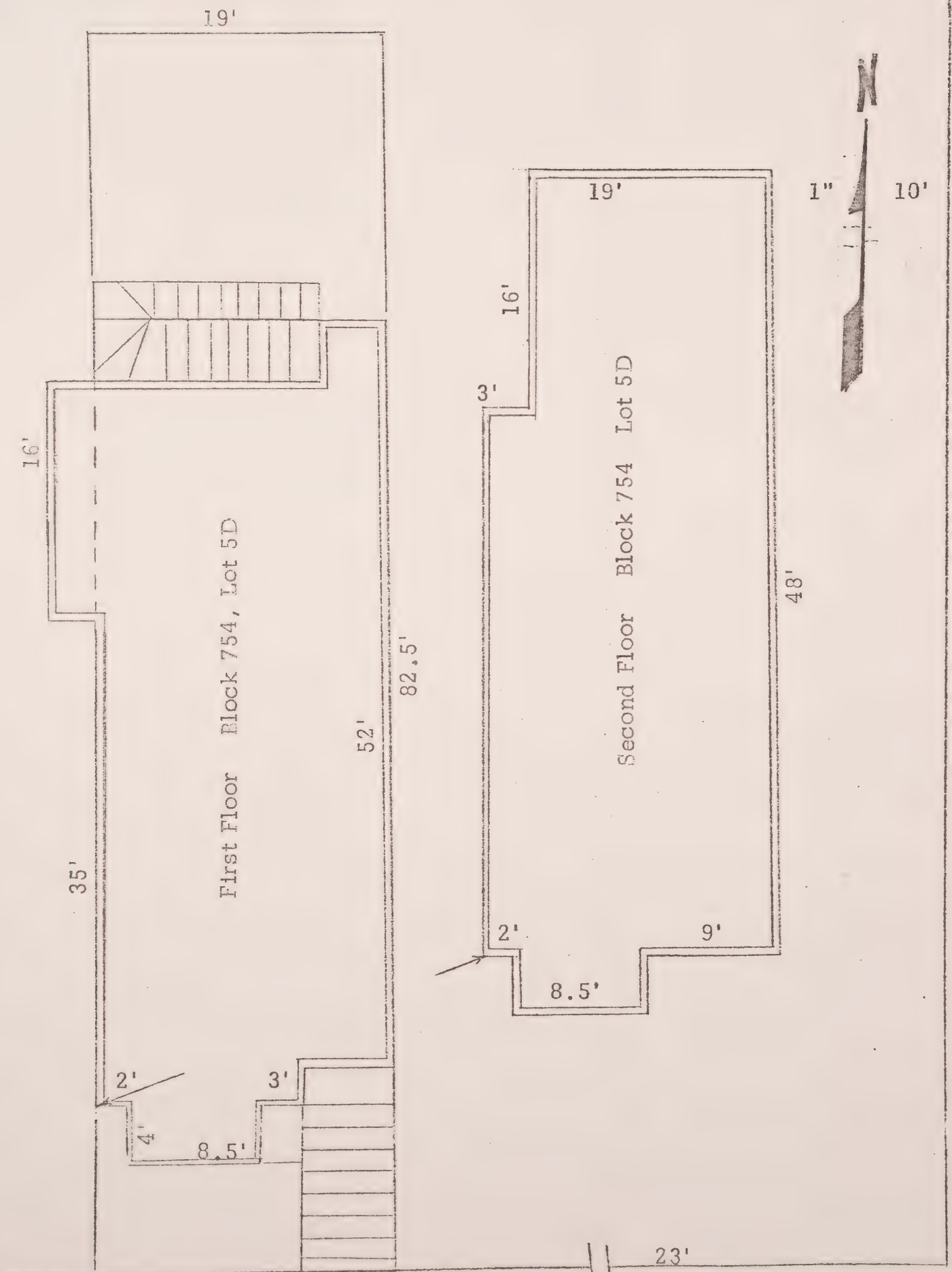
Special Features 5'x31 skylight-4 burner gas stoveNo. of rooms 8-5 (1, 1/4, 1/2)Detrimental influences Common walks and small lot.

Taxes _____ Assessments _____

Utilities:	(available)	(connected)	Street Improvements:
Gas	_____	X	Walks
Water	_____	X	Curbs
Sewer	_____	X	Gutters
Septic	_____	_____	Paving

Distance to:

Transportation _____
 Grade School _____
 High School _____
 Stores _____



LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

Block 754

Lot - 5 D

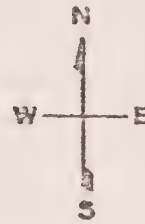
LEGAL DESCRIPTION

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

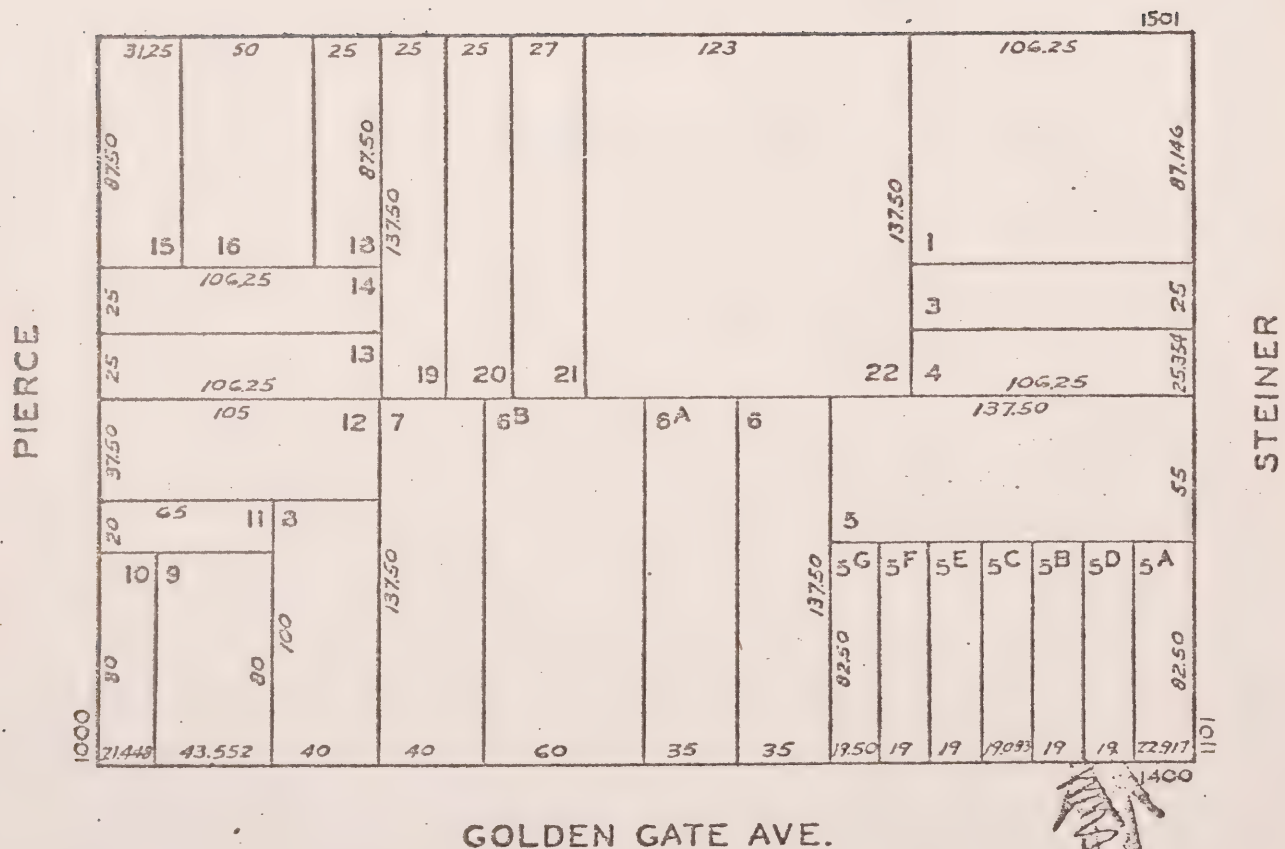
COMMENCING at a point on the northerly line of Golden Gate Avenue, distant thereon 22 feet 11 inches westerly from the westerly line of Steiner Street; running thence westerly along said line of Golden Gate Avenue 19 feet; thence at a right angle northerly 82 feet 6 inches; thence at a right angle easterly 19 feet; and thence at a right angle southerly 82 feet 6 inches to the point of commencement.

BEING a portion of Western Addition Block No. 382.

Block 754
Lot - 5D



TURK



SEARCH NO.

LOT 5D

BLOCK 754

FLAT OF:

This is not a survey of the land but is compiled for information only from data shown by Official Records and Assessors
Office -95-



First American Title Company

VALUATION SECTION

VALUATION OF THE ENTIRE PROPERTY

Summation Analysis:

Cost New Estimate -

Total living area of 1st and 2nd floors comprise
1,906 sq. ft.

1,906 sq. ft. @ \$21.50 = \$40,979.00

Basement

884 sq. ft. @ \$4.50 = \$ 3,978.00

Walks, fences, landscaping and misc. \$ 500.00

Total \$45,457.00

Depreciation Estimate:

Estimate of depreciation is based on an effective age of approximately 60 years. Further, the current physical condition is poor. Consideration has also been given to location, design and other factors. Depreciation from all causes 60% = \$27,274.00

Depreciated Replacement Estimate \$18,183.00

Land Value Estimate:

Subject land is zoned R-3 and comprises 1,568 sq. ft. The value estimate of this land is based on market sales of other multiple residential properties.

Refer to sales in the Addenda of this report numbered:

No. 6 at \$5.13 per sq. ft. August 5, 1970

No. 9 at \$6.73 per sq. ft. July 17, 1970

Consideration has been given to time, location, size and other factors.

Subject 1,568 sq. ft. @ \$6.50 = \$10,192.00

Total Property Value Estimate \$28,395.00

Rounded to: \$28,400.00

VALUATION OF ENTIRE PROPERTY

Market Data Analysis:

I have considered the value of the subject property as reflected by other transactions which were of properties of similar character that have occurred in this neighborhood. Some of those sales that I have considered are outlined in brief form in the following chart and have been converted from their gross sale price into a sale price per room. From this sale price per room I have concluded a per room value for the subject property.

Sale No.	Date	Sale Price	Sale Price per room	G.R.M.
14	5/2/73	\$40,000.	\$3,636.00	
21	3/12/74	\$22,000.	\$2,750.00	
24	1/21/74	\$21,500.	\$2,687.00	

The subject property is in poor condition. This market data comprises sales of properties of similar utility. The condition of each vary but it has been considered in the per room value selection reflecting subject values.

Based on the preceding and other information, it is my opinion that the subject property has a per room value of \$3,500.00.

Therefore:

$$8 \text{ rooms} \times \$3,500.00 = \$28,000.00$$

Income Analysis by Gross Rent Multiplier:

I have considered the gross rent multiplier generated by Sales No. 13 and 19 as reflected in the Addenda and conclude a gross rent multiplier for the subject of 120.

This G.R.M. is based in part upon the location of the subject property and its current condition.

Based on the subject property being in poor condition, I have estimated a fair rental of \$225.00 per month.

Therefore:

$$\text{GRM of } 120 \times \$225.00 \text{ per month} = \$27,000.00$$

CORRELATION

Value indications by:

Summation Analysis	\$28,400.00
Market Data Analysis	\$28,000.00
Income (GRM) Analysis	\$27,000.00

It is my opinion that the best analysis and most reliable indication is that of the market data analysis; however, substantial reliance has been placed upon the other two indications of value.

In my opinion an informed principal would conclude a fair market value for the subject property of \$28,000.00

NATIONAL INSERTABLE-TAB INDEXES ENABLE YOU TO
MAKE YOUR OWN SUBJECT ARRANGEMENT, USING PLAIN
INSERTS ON WHICH TO WRITE YOUR OWN CAPTIONS.

Made in U. S. A.



NATIONAL

23-284 - Colored Tabs
23-285 - Clear Tabs

SUBJECT PROPERTY DATA

Parcel No. 754-5E

Owner: Sam Timmons and Lucille Timmons, his wife

Owner's Address: 252 Hermann Street, San Francisco

Property Address: 1408 Golden Gate Avenue

Zoning: R-3, City of San Francisco

Highest and
Best Use: As developed

Date owner
acquired title: April 16, 1948

Assessed Value: 1974-75

Land: \$1,750.00

Improvements: \$ 900.00

Taxes: \$ 337.86

Purpose of this
appraisal:

This appraisal is for the purpose of estimating the fair market value of that property commonly known as 1408 Golden Gate Avenue, San Francisco, California. It will consider fair market value as it is defined elsewhere in this report and the analyses used will include the three classic approaches to property value.

This property was inspected in the accompaniment of two tenants. The tenant on the upper floor is Joan Jackson, inspection made August 25, 1975 and the tenant on the ground floor is Paul Williams, inspection made August 28, 1975. Mrs. Timmons was notified prior to these inspections and chose not to be present.

Front view of subject
1408 Golden Gate Avenue.



View of subject and adjacent parcels on Golden Gate Ave.

Address 1408 Golden Gate Avenue Building Use & type 2 family residenceAge of Improvements 70 years ± General Condition fair to poor

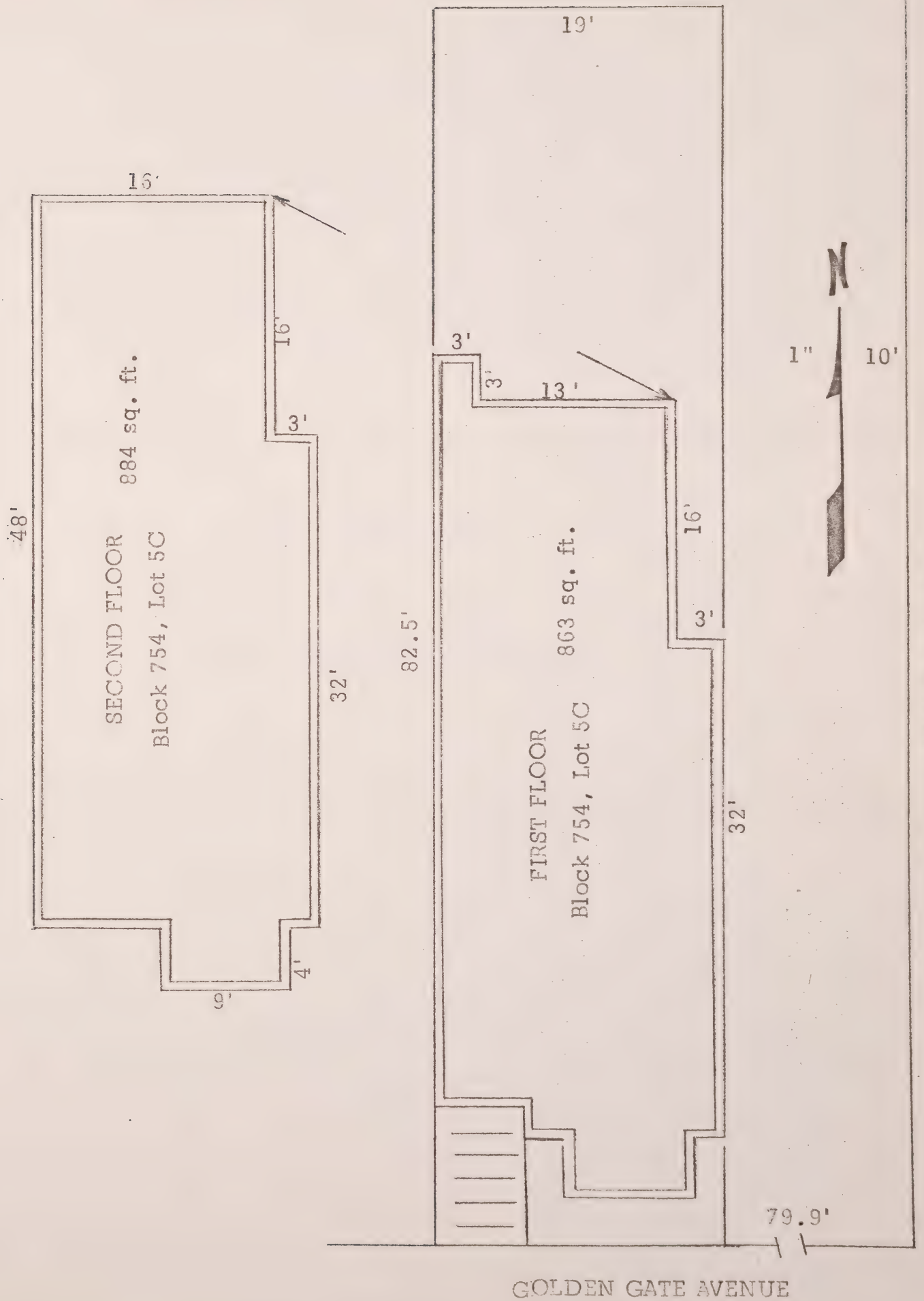
EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>brick</u>	<u>fair</u>	Floors	<u>wood & linoleum</u>	<u>fair</u>
Walls	<u>wood frame</u>	<u>fair</u>	Walls	<u>plaster</u>	<u>fair to poor</u>
Roof	<u>composition & tar</u>	<u>fair</u>	Ceilings	<u>plaster</u>	<u>fair</u>
Gutters	<u>none</u>		Heating	<u>circulating heaters</u>	
Windows	<u>wood - double hung</u>	<u>fair</u>	Elec. Fixtures	<u>old - ceiling</u>	
Screens	<u>none</u>		Built-in equip.	<u>water heater</u>	
Basement	<u>yes</u>	<u>fair</u>			
Laundry	<u>basement</u>		Building Area	<u>1747 sq. ft.</u>	
Garage	<u>1 car basement</u>		Plumbing	<u>old style</u>	
			No. fixtures	<u>8</u>	<u>fair</u>
			No. bathrooms	<u>two</u>	<u>fair</u>

Special Features This is a two family residence building presently.No. of rooms sevenDetrimental influences Conversion to two familys probably illegal.Taxes Assessments

Utilities:	(available)	(connected)	Street Improvements:
Gas	<u>yes</u>	<u>yes</u>	Walks <u>concrete</u>
Water	<u>yes</u>	<u>yes</u>	Curbs <u>concrete</u>
Sewer	<u>yes</u>	<u>yes</u>	Gutters <u>concrete</u>
Septic	<u>no</u>		Paving <u>asphalt</u>

Distance to:

Transportation
 Grade School
 High School
 Stores



LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

Block 754

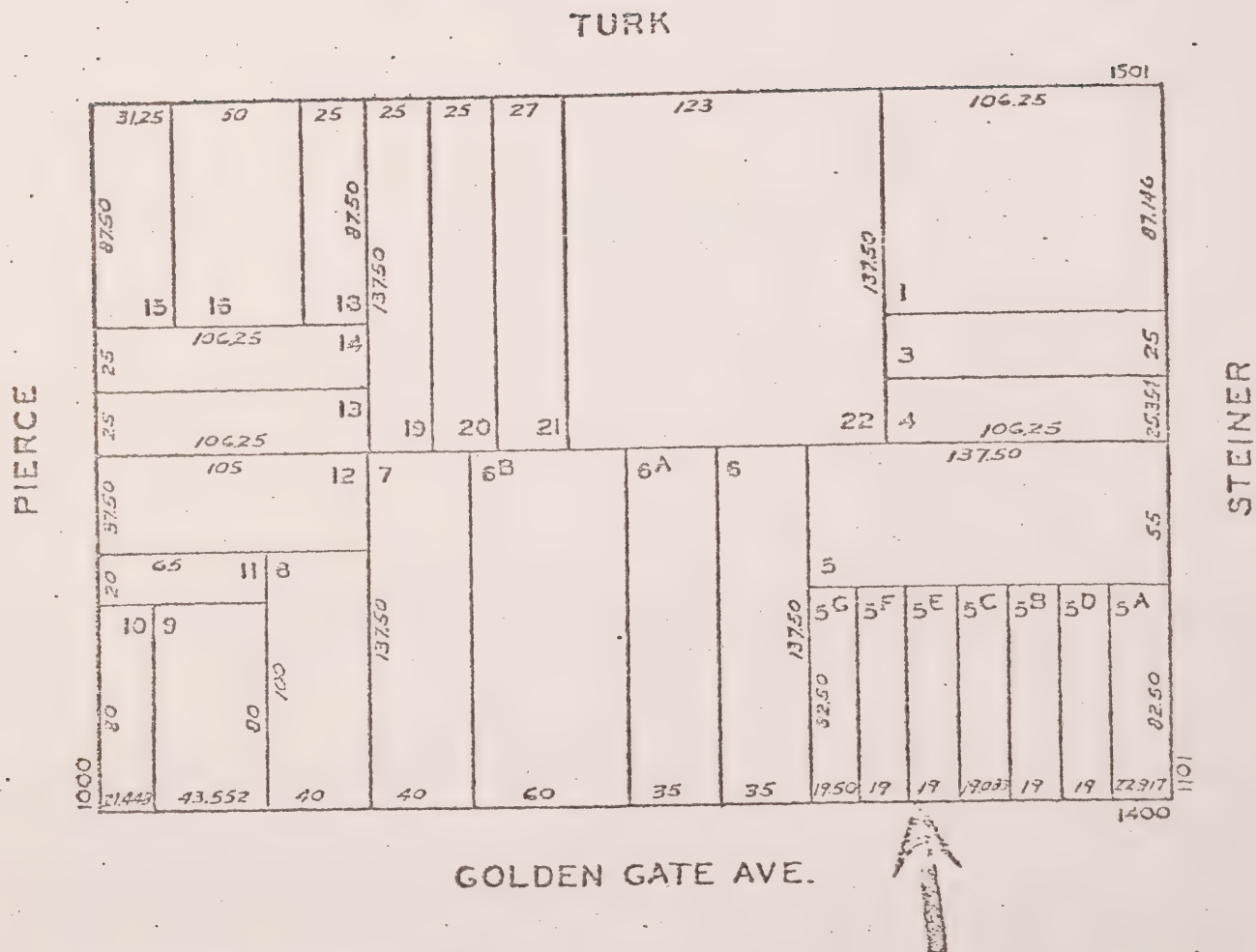
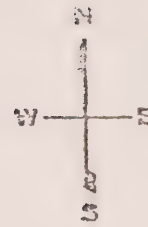
Lot - 5E

LEGAL DESCRIPTION

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the northerly line of Golden Gate Avenue, distant thereon 80 feet westerly from the westerly line of Steiner Street; running thence westerly and along said line of Golden Gate Avenue 19 feet; thence at a right angle northerly 82 feet 6 inches; thence at a right angle easterly 19 feet; thence at a right angle southerly 82 feet 6 inches to the point of beginning.

BEING a portion of WESTERN ADDITION BLOCK NO. 382.



SEARCH NO. 50523

PLAT OF: Eastern Addition Block No. 302

LOT 5-E

This is not a survey of the land but is
compiled for information only from data
shown by Official Records and Assessors
Office.



First American Title Company

BLOCK 104

VALUATION SECTION

VALUATION OF THE ENTIRE PROPERTY

Summation Analysis:

Cost New Estimate -

Total living area of 1st and 2nd floors comprise
1,747 sq. ft.

1,747 sq. ft. @ \$22.00 = \$38,434.00

Basement

884 sq. ft. @ \$4.50 = \$ 3,978.00

Walks, fences, landscaping and misc. \$ 500.00

Total \$42,912.00

Depreciation Estimate:

Estimate of depreciation is based on an effective age of approximately 60 years. Further, the current physical condition is poor. Consideration has also been given to location, design and other factors. Depreciation from all causes 60% =

\$25,747.00

Depreciated Replacement Estimate

\$17,165.00

Land Value Estimate:

Subject land is zoned R-3 and comprises 1,568 sq. ft. The value estimate of this land is based on market sales of other multiple residential properties.

Refer to sales in the Addenda of this report numbered:

No. 6 at \$5.13 per sq. ft. August 5, 1970

No. 9 at \$6.73 per sq. ft. July 17, 1970

Consideration has been given to time, location, size and other factors.

Subject 1,568 sq. ft. @ \$6.50 per sq. ft. = \$10,192.00

Total Property Value Estimate

\$27,357.00

Rounded to:

\$27,400.00

VALUATION OF ENTIRE PROPERTY

Market Data Analysis:

I have considered the value of the subject property as reflected by other transactions which were of properties of similar character that have occurred in this neighborhood. Some of those sales that I have considered are outlined in brief form in the following chart and have been converted from their gross sale price into a sale price per room. From this sale price per room I have concluded a per room value for the subject property.

<u>Sale No.</u>	<u>Date</u>	<u>Sale Price</u>	<u>Sale Price per room</u>	<u>G.R.M.</u>
14	5/2/73	\$40,000.	\$3,636.00	
21	3/12/74	\$22,000.	\$2,750.00	
24	1/21/74	\$21,500.	\$2,687.00	

The subject property is in poor condition. This market data comprises sales of properties of similar utility. The condition of each vary but it has been considered in the per room value selection reflecting subject values.

Based on the preceding and other information, it is my opinion that the subject property has a per room value of \$3,600.00.

Therefore:

$$7 \text{ rooms} \times \$3,600.00 = \$25,200.00$$

Income Analysis by Gross Rent Multiplier:

I have considered the gross rent multiplier generated by Sales 13 and 19 as reflected in the Addenda and conclude a gross rent multiplier for the subject of 105.

This G.R.M. is based in part upon the location of the subject property and its current condition.

Based on the subject property being in poor condition I have estimated a fair rental of \$270.00 per month. The actual rents are \$135.00 for each floor.

Therefore:

$$\text{GRM of } 105 \times \$270.00 \text{ per month} = \$28,350.00$$

CORRELATION

Value indications by:

Summation Analysis	\$27,400.00
Market Data Analysis	\$25,200.00
Income (GRM) Analysis	\$28,350.00

It is my opinion that the best analysis and most reliable indication is that of market data analysis; however, substantial reliance has been placed upon the other two indications of value.

In my opinion an informed principal would conclude a fair market value for the subject property of \$28,000.00

SUBJECT PROPERTY DATA

Parcel No. 754-5F

Owner: Del-Camp Investments, Inc., a corporation

Owner's Address: c/o Anchor Realty Company
2122 Market Street, San Francisco

Property Address: 1410 Golden Gate Avenue

Zoning: R-3, City of San Francisco

Highest and
Best Use: As currently improved.

Date owner
acquired title: January 23, 1969

Assessed Value: 1974-75

Land: \$1,750.00

Improvements: \$ 825.00

Taxes: \$ 328.30

Purpose of this
appraisal:

This appraisal is for the purpose of estimating the fair market value of that property commonly known as 1410 Golden Gate Avenue. The value analysis will include consideration and use if applicable of the three classic approaches to real estate value.

This property was inspected in the presence of Mr. G. V. McKeever of Anchor Realty Company who represented the property owner. This inspection took place July 7, 1975.

Subject Property



Front view of
subject property.

1410 Golden Gate Avenue



Street view of Golden Gate Avenue frontage showing
subject and adjacent properties.

Address <u>1410 Golden Gate</u>			Building Use & type <u>Rental-residential</u>		
Age of Improvements _____			General Condition <u>Fair</u>		

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>Brick</u>	<u>Fair</u>	1st floor: 80% pine 20% linoleum <u>Fair</u>		
Walls	<u>Tongue and grove</u>	<u>Fair</u>	Floors	2nd floor: 20% pine - <u>hardwood</u>	
Roof	<u>Tar & gravel</u>	<u>Good</u>	Ceilings	<u>Plaster over wood</u>	<u>Fair</u>
Gutters	<u>Painted metal downspouts</u>	<u>Fair</u>	Heating	<u>1st floor: free standing gas</u>	<u>Fair</u>
Windows	<u>Wood sash</u>	<u>Fair</u>		<u>Exposed bulb</u>	
Screens	<u>None</u>		Elec. Fixtures	<u>1 plug per room</u>	<u>Fair</u>
Basement	<u>Full with concrete floor</u>	<u>Fair</u>	Built-in equip.	<u>None</u>	
Laundry	<u>None</u>			<u>30 gallon water heater</u>	<u>Fair</u>
Garage	<u>None</u>		Building Area	<u>1747 ± sq. ft.</u>	
			Plumbing	<u>Black iron</u>	
			No. fixtures	<u>4</u>	
			No. bathrooms	<u>1/4, 1/2</u>	
Special Features <u>4 burner gas stove</u>					
			No. of rooms <u>7-4-1/4-1/2</u>		
Detrimental influences _____					

Taxes _____			Assessments _____		

Utilities:	(available)	(connected)	Street Improvements:
Gas	_____	<u>X</u>	Walks
Water	_____	<u>X</u>	Curbs
Sewer	_____	<u>X</u>	Gutters
Septic	_____	_____	Paving

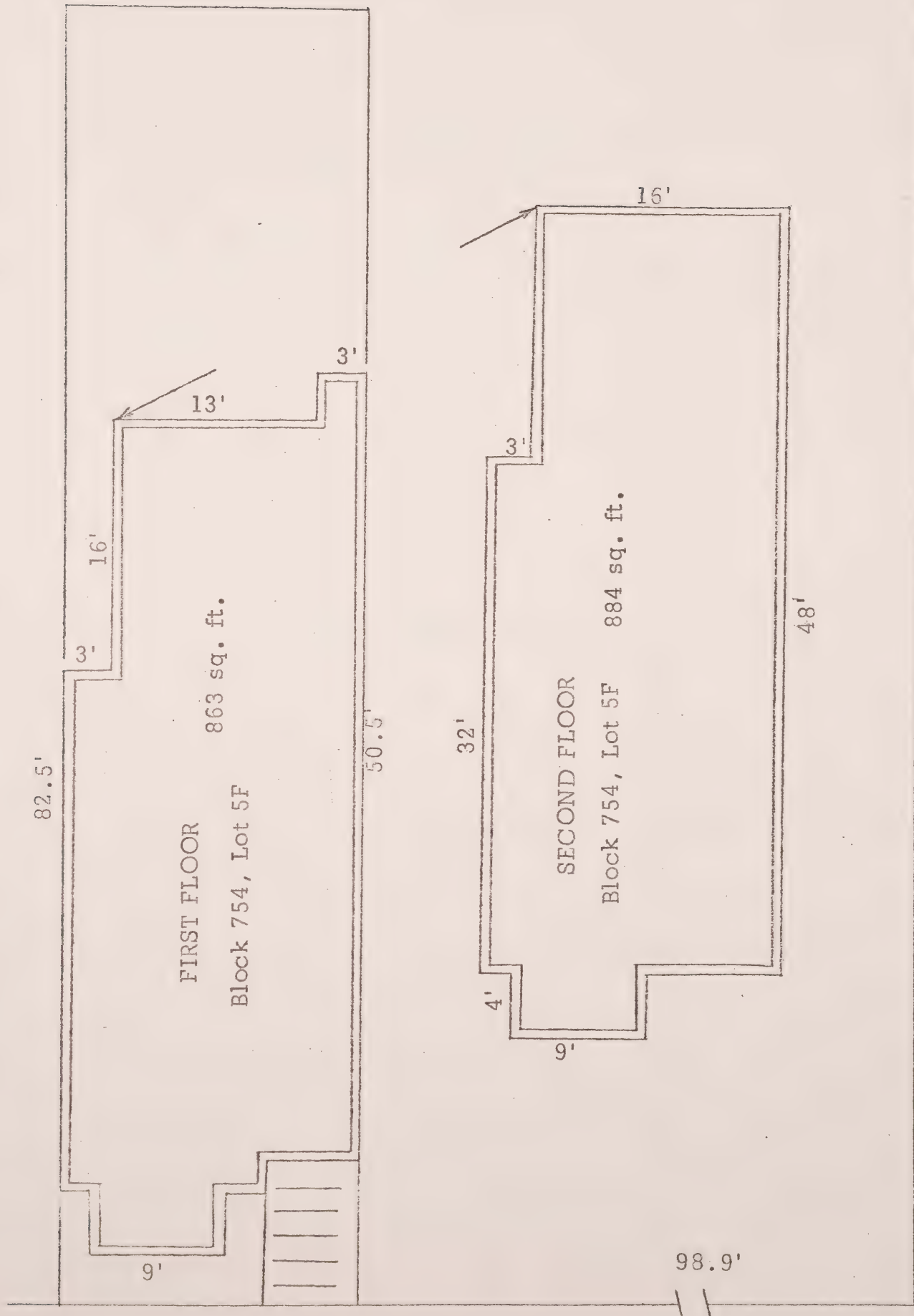
Distance to:

Transportation _____

Grade School _____

High School _____

Stores _____



LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

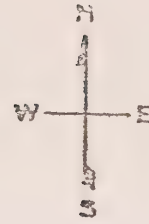
LEGAL DESCRIPTION

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

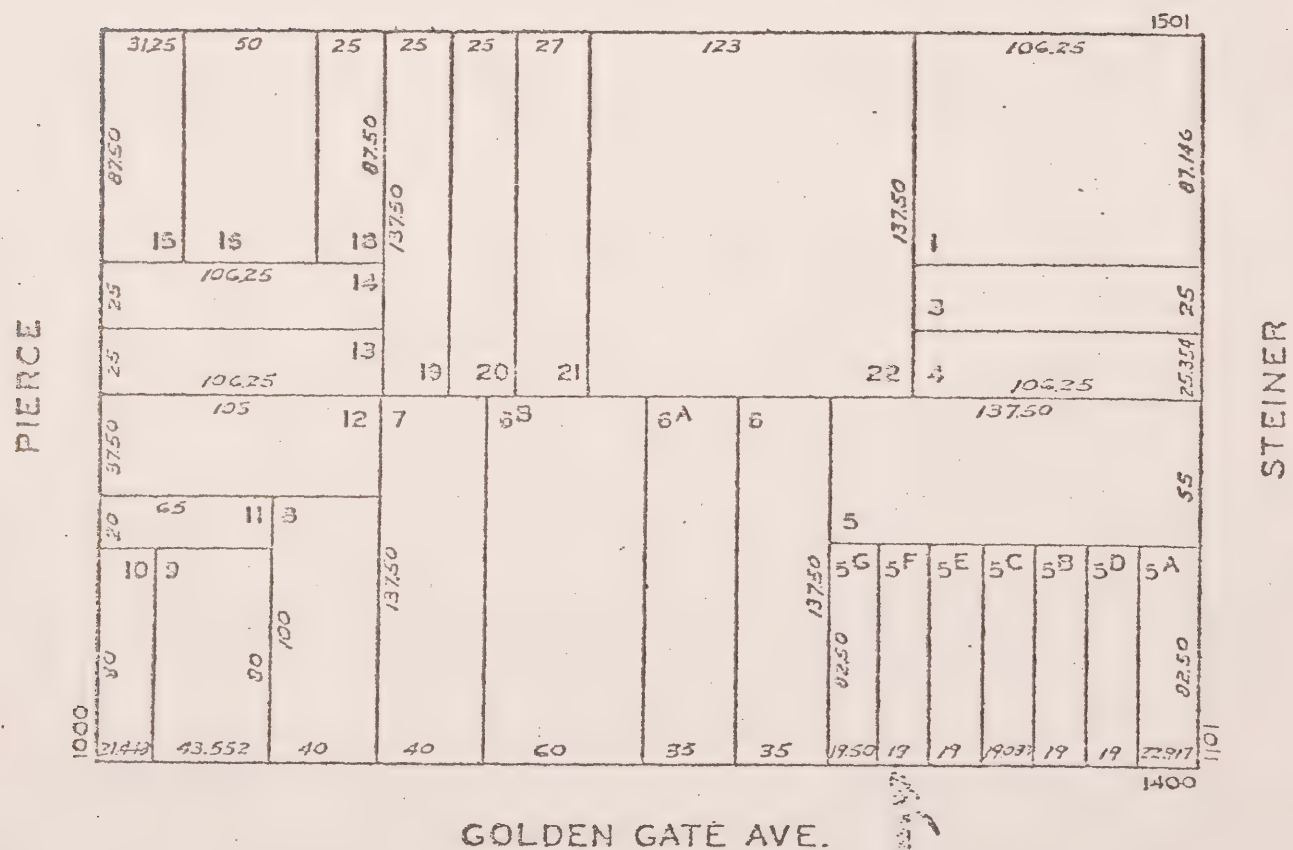
COMMENCING at a point on the northerly line of Golden Gate Avenue, distant thereon 99 feet westerly from the westerly line of Steiner Street; running thence westerly and along said line of Golden Gate Avenue 19 feet; thence at a right angle northerly 82 feet 6 inches; thence at a right angle easterly 19 feet; thence at a right angle southerly 82 feet 6 inches to the point of commencement.

BEING part of WESTERN ADDITION BLOCK NO. 382.

Block 754
Lot - 5F



TURK



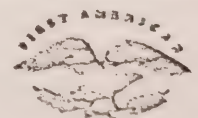
GOLDEN GATE AVE.

SEARCH NO. 50829

FLAT OF: Western Addition Block No. 382

5-F

This is not a survey of the land but is compiled for information only from data shown by Official Records and Assessors Office.



First American Title Company

VALUATION SECTION

VALUATION OF ENTIRE PROPERTY

Market Data Analysis:

I have considered the value of the subject property as reflected by other transactions which were of properties of similar character that have occurred in this neighborhood. Some of those sales that I have considered are outlined in brief form in the following chart and have been converted from their gross sale price into a sale price per room. From this sale price per room I have concluded a per room value for the subject property.

Sale No.	Date	Sale Price	Sale Price per room	G.R.M.
14	5/2/73	\$40,000.	\$3,636.00	
21	3/12/74	\$22,000.	\$2,750.00	
24	1/21/74	\$21,500.	\$2,687.00	

The subject property is in poor condition. This market data comprises sales of properties of similar utility. The condition of each vary but it has been considered in the per room value selection reflecting subject values.

Based on the preceding and other information, it is my opinion that the subject property has a per room value of \$3,600.00.

Therefore:

$$7 \text{ rooms} \times \$3,600.00 = \$25,200.00$$

Income Analysis by Gross Rent Multiplier:

I have considered the gross rent multiplier generated by Sales 13 and 19 as reflected in the Addenda and conclude a gross rent multiplier for the subject of 120.

This G.R.M. is based in part upon the location of the subject property and its current condition.

Based on the subject property being in poor condition, I have estimated a fair rental of \$225.00 per month.

Therefore:

$$\text{GRM of 120} \times \$225.00 \text{ per month} = \$27,000.00$$

VALUATION OF THE ENTIRE PROPERTY

Summation Analysis:

Cost New Estimate -

Total living area of 1st and 2nd floors
comprise 1,747 sq. ft.

1,747 sq. ft. @ \$21.50 = \$37,560.00

Basement

884 sq. ft. @ \$4.50 = \$ 3,978.00

Walks, fences, landscaping and misc. \$ 500.00

Total \$42,038.00

Depreciation Estimate:

Estimate of depreciation is based on an effective age of approximately 60 years. Further, the current physical condition is poor. Consideration has also been given to location, design and other factors. Depreciation from all causes 60% = \$25,222.00

Depreciated Replacement Estimate \$16,816.00

Subject is zoned R-3 and comprises 1,568 sq. ft. The value estimate of this land is based on market sales of other multiple residential properties.

Refer to sales in the Addenda of this report numbered:

No. 6 at \$5.13 per sq. ft. August 5, 1970

No. 9 at \$6.73 per sq. ft. July 17, 1970

Consideration has been given to time, location, size and other factors.

Subject 1,568 sq. ft. @ \$6.50 = \$10,192.00

Total Property Value Estimate \$27,008.00

Rounded to: \$27,000.00

CORRELATION

Value indications by:

Summation Analysis	\$27,000.00
Market Data Analysis	\$25,200.00
Income (GRM) Analysis	\$27,000.00

It is my opinion that the best analysis and most reliable indication is that of the market data analysis; however, substantial reliance has been placed upon the other two indications of value.

In my opinion an informed principal would conclude a fair market value for the subject property of \$27,000.00.



Anchor Realty



LOANS • RENTALS • INSURANCE

2122 MARKET STREET SAN FRANCISCO, CALIF. 94114 Market 1-2700

1110 Golden Gate Ave

Monthly rental \$225.00

Taxes:	1973	1974	1975 (6 mos)
	\$319.80	\$321.86	\$164.15

754-5G

SUBJECT PROPERTY DATA

Parcel No. 754-5G

Owner: Jett Harrison Thomas and Leona Thomas 1/3 interest;
Irene Garrett 1/3 interest; Helen Thomas 1/3 interest.

Owner's Address: c/o Real Estate Dept. Great Western Savings & Loan
360 S. Winchester Blvd., San Jose, Ca.

Property Address: 1412 Golden Gate Avenue

Zoning: R-3, City of San Francisco

Highest and
Best Use: As improved

Date owner
acquired title: March 1, 1948

Assessed Value: 1974-75

Land: \$1,800.00

Improvements: \$ 900.00

Taxes: \$ 344.24 (74-75)

Purpose of this
appraisal:

This appraisal is for the purpose of estimating the fair market value of that property commonly known as 1412 Golden Gate Avenue, San Francisco. This value conclusion will be based upon the three classic approaches if applicable.

No interior inspection was made of this property. Repeated efforts were made to contact the property owner without success. There is an occupant in the property who refused access to this building.

Clevenger

REALTY APPRAISAL CORPORATION

FLOYD D. CLEVINGER, M.A.I., S.R.P.A.
RICHARD B. WITTMAN
JERRY G. WIENS

2363 PRUNERIDGE AVENUE
SANTA CLARA, CALIFORNIA 95050
TELEPHONE (408) 241-2787

September 5, 1975

Mr. and Mrs. Jett Harrison Thomas
Irene Garrett and Helen Thomas
c/o Real Estate Department
Great Western Savings and Loan
360 So. Winchester Blvd.
San Jose, California

Ref: Appraisal of 1412 Golden Gate Avenue, San Francisco
Also known as Assessor's Parcel No. 754-5G

Dear Mr. and Mrs. Thomas:

I have been requested by the San Francisco Redevelopment Agency to make an appraisal of your property at 1412 Golden Gate Avenue, San Francisco.

Since I have been unable to contact you by telephone, I am forwarding this letter to your property on Golden Gate Avenue and the Real Estate Dept. of Great Western Savings and Loan.

I request that you contact the undersigned or this office either by telephone or letter to arrange an inspection of the property most convenient with you.

Sincerely yours,

Floyd D. Clevenger
Floyd D. Clevenger

FC/mh

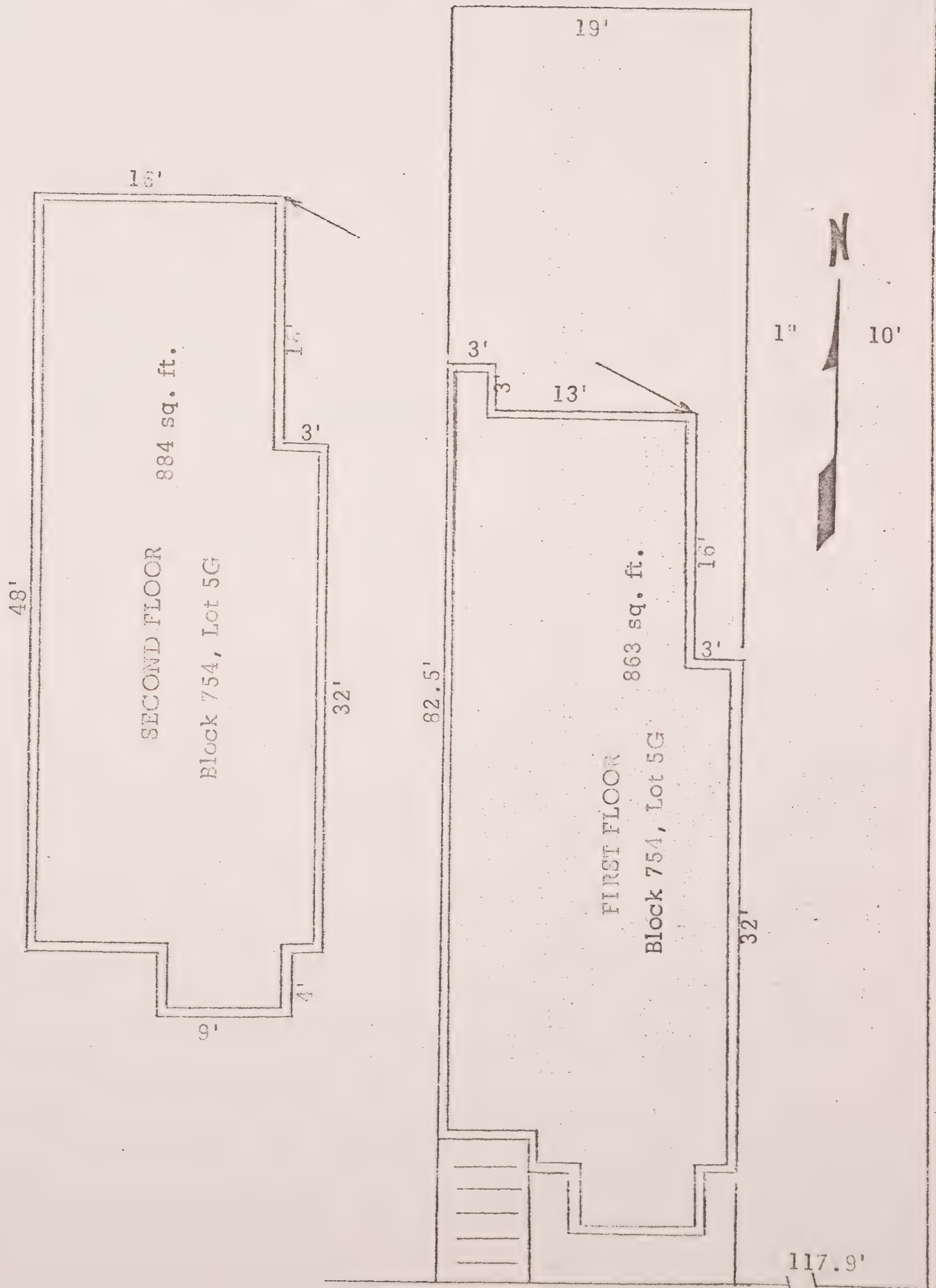


1412 Golden Gate Avenue
San Francisco

Front view from
Golden Gate Avenue



Golden Gate Avenue frontage showing subject and adjacent
properties.



LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

LEGAL DESCRIPTION

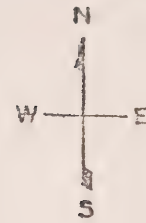
All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the northerly line of Golden Gate Avenue, distant thereon 118 feet westerly from the westerly line of Steiner Street; running thence westerly along said line of Golden Gate Avenue 19 feet 6 inches; thence at a right angle northerly 82 feet 6 inches; thence at a right angle easterly 19 feet 6 inches; and thence at a right angle southerly 82 feet 6 inches to the northerly line of Golden Gate Avenue and the point of beginning.

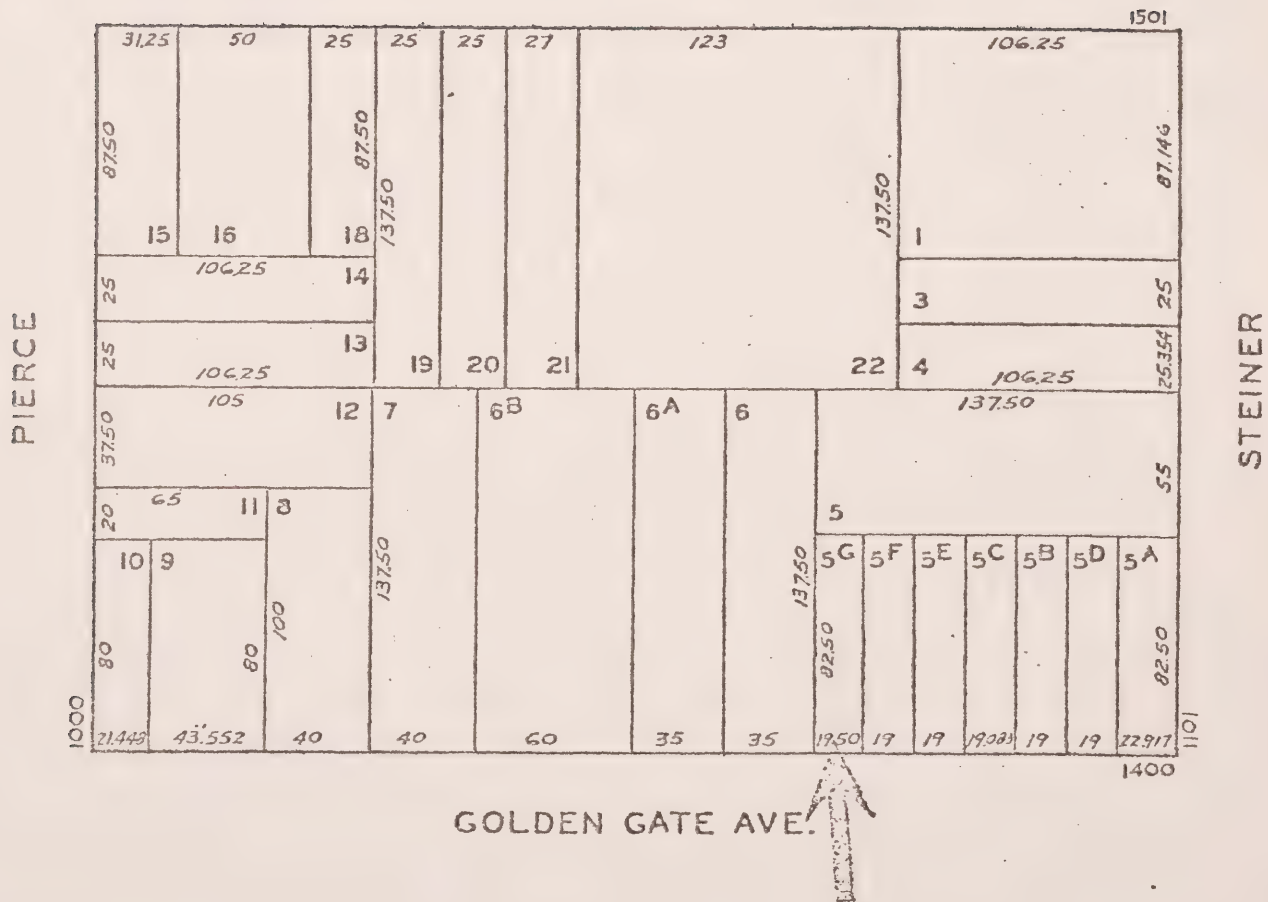
BEING a portion of WESTERN ADDITION BLOCK NO. 382.

Block 754

Lot -5G



TURK



GOLDEN GATE AVE.

SEARCH NO. 20730

PLAT OF: Section Addition Block No. 34

LOT 5-8

This is not a survey of the land but is
compiled for information only from data
shown by Official Records and Assessors
Office



BLOCK 754

First American Title Company

VALUATION SECTION

VALUATION OF THE ENTIRE PROPERTY

Summation Analysis:

Cost New Estimate -

Total living area of 1st and 2nd floors comprise
1,747 sq. ft.

1,747 sq. ft. @ \$21.50 = \$37,560.00

Basement

884 sq. ft. @ \$4.50 = \$ 3,978.00

Walks, fences, landscaping and
misc. \$ 500.00

Total \$42,038.00

Depreciation Estimate:

Estimate of depreciation is based on an effective
age of approximately 60 years. Further, the
current physical condition is poor. Consideration
has also been given to location, design and other
factors. Depreciation from all causes 60% = \$25,222.00

Depreciated Replacement Estimate \$16,816.00

Land Value Estimate:

Subject land is zoned R-3 and comprises 1,568
sq. ft. The value estimate of this land is
based on market sales of other multiple
residential properties.

Refer to sales in the Addenda of this report
numbered:

No. 6 at \$5.13 per sq. ft. August 5, 1970

No. 9 at \$6.73 per sq. ft. July 17, 1970

Consideration has been given to time, location,
size and other factors.

Subject 1,568 sq. ft. @ \$6.50 = \$10,192.00

Total Property Value Estimate \$27,008.00

Rounded to:

\$27,000.00

VALUATION OF SUBJECT PROPERTY

Market Data Analysis:

I have considered the value of the subject property as reflected by other transactions which were of properties of similar character that have occurred in this neighborhood. Some of those sales that I have considered are outlined in brief form in the following chart and have been converted from their gross sale price into a sale price per room. From this sale price per room I have concluded a per room value for the subject property.

Sale No.	Date	Sale Price	Sale Price per room	G.R.M.
14	5/2/73	\$40,000.	\$3,636.00	
21	3/12/74	\$22,000.	\$2,750.00	
24	1/21/74	\$21,500.	\$2,687.00	

The subject property is in poor condition. This market data comprises sales of properties of similar utility. The condition of each vary but it has been considered in the per room value selection reflecting subject values.

Based on the preceding and other information, it is my opinion that the subject property has a per room value of \$3,550.00.

Therefore:

$$7 \text{ rooms} \times \$3,550.00 = \$24,850.00$$

Income Analysis by Gross Rent Multiplier:

I have considered the gross rent multiplier generated by Sales 13 and 19 as reflected in the Addenda and conclude a gross rent multiplier for the subject of 120.

This G.R.M. is based in part upon the location of the subject property and its current condition.

Based on the subject property being in poor condition, I have estimated a fair rental of \$225.00 per month.

Therefore:

$$\text{GRM of } 120 \times \$225.00 \text{ per month} = \$27,000.00$$

CORRELATION

Value indications by:

Summation Analysis	\$27,000.00
Market Data Analysis	\$24,850.00
Income (GRM) Analysis	\$27,000.00

It is my opinion that the best analysis and most reliable indication is that of the market data analysis; however, substantial reliance has been placed upon the other two indications of value.

In my opinion an informed principal would conclude a fair market value for the subject property of \$27,000.00

780-18

SUBJECT PROPERTY DATA

Parcel No. 780-18

Owner: Jeremy M. Ets-Hokin and Norman I. Krug

Owner's Address: 235 Montgomery Street, San Francisco

Property Address: 926-32 Fillmore Street

Zoning: C-2 City of San Francisco

Highest and Best Use: Commercial usage-renovation of the existing structure into a resident hotel.

Date owner acquired title: April 6, 1973

Assessed Value: 1974-75

Land:	\$5,525.00
Improvements:	\$59,475.00
Taxes:	\$ 8,287.47 (74-75)

Purpose of this appraisal: To estimate the fair market value of this property based on its highest and best use.

Definitions of the highest and best use and fair market value are contained on pages following.

No interior inspection of this property was obtained.
I enclose a copy of the letter sent to the property owner.

Clevenger

REALTY APPRAISAL CORPORATION

FLOYD D CLEVINGER, M.A.I., S.R.P.A.
RICHARD B WITTMAN
JERRY G WIENS

2363 PRUNERIDGE AVENUE
SANTA CLARA, CALIFORNIA 95050
TELEPHONE (408) 241-2787

September 5, 1975

Mr. Jeremy M. Ets-Hokin
Mr. Norman I. Krug
235 Montgomery Street
San Francisco, California

Ref: 926-32 Fillmore Street, San Francisco

Dear Sirs:

I have been asked by the Redevelopment Agency of the City of San Francisco to appraise the above captioned property which is also known as Assessor's Parcel No. 780-18. Repeated efforts to make contact with yourselves by telephone has been unsuccessful.

I would request that you call the undersigned at (408) 241-2787, which call can be made collect or write to me at the above address relating the time which would be convenient with you to inspect this property.

Sincerely yours,

Floyd D. Clevenger
Floyd D. Clevenger

FC/mh



Front view of subject 926-32
Fillmore Street, San Francisco



Street view of Fillmore Street showing
subject in right center.

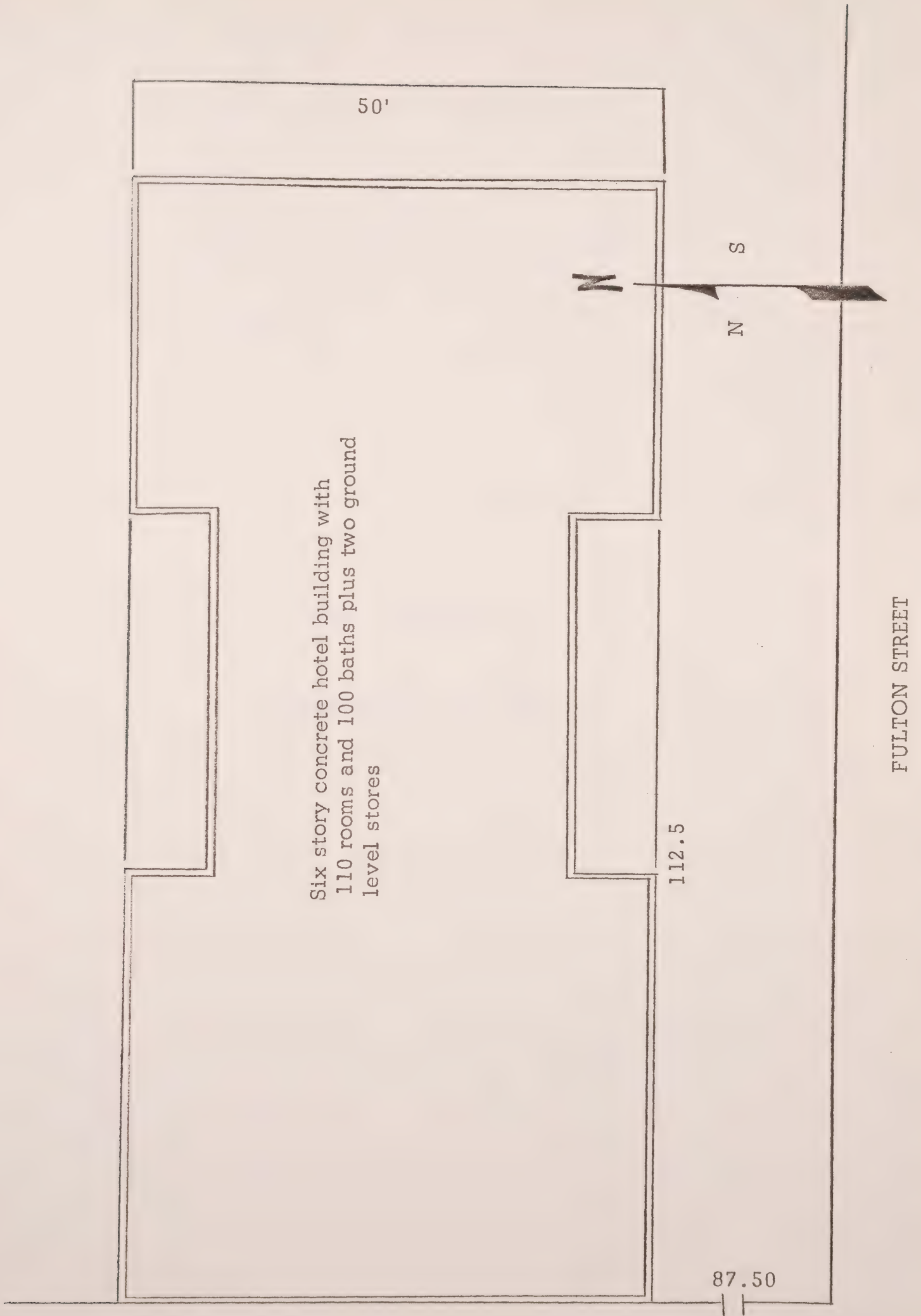
SUBJECT PROPERTY

The subject property consists of a 6 story hotel building with some commercial space on the ground floor. Presently this building is vacant and the street level entry ways have been boarded up. From my observation of the building, it has been vandalized however, that is only from an exterior inspection and no interior inspection has been made to ascertain the actual condition of the interior of this building.

Repeated efforts have been made to contact the property owner however, he was unattainable. I have included in this report a copy of the letter that was mailed to this property owner.

The subject structure is a concrete steel frame building containing approximately 28,000 sq. ft. and formerly utilized as a 110 room hotel.

The value conclusion is reflected in this report is based upon the land value and an estimate of the shell value of this structure only. It does not report to reflect an economic analysis of the building rather an estimate of depreciated value of this concrete shell based upon the assumption that it has been vandalized on the inside and that little if any of the plumbing, heating and wiring would be capable of utilization. Further, I have assumed that the substantial cost would be occurred in preparing this building shell for renovation. The value conclusion however, is subject to change if interior inspection makes this assumption valid.



LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

Block 780

Lot - 18

LEGAL DESCRIPTION

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the easterly line of Fillmore Street, distant thereon 87 feet 6 inches northerly from the northerly line of Fulton Street; running thence northerly along said line of Fillmore Street 50 feet; thence at a right angle easterly 112 feet 6 inches; thence at a right angle southerly 50 feet; thence at a right angle westerly 112 feet 6 inches to the point of beginning.

BEING a portion of Western Addition Block No. 302.

VALUATION SECTION

VALUATION BY MARKET DATA ANALYSIS

Land:

The subject land consists of a parcel fronting on the east side of Fillmore Street for a measurement of 50 feet and extending to a depth of 112.5 feet. Thus it contains 5,625 sq. ft. of total land area.

I have considered this land as being in a commercial category and have evaluated this parcel based upon the sales of other commercial parcels that have similar utility. Some of those transactions are outlined in brief form in the following chart with additional information in the addenda of this report.

Sale No. 4 is in a superior neighborhood to subject it is an L shaped parcel having two street frontages, one on California Street and one on Divisadero. The shape of this parcel provides access to the rear of the lot however, it utilizes substantial percentage of the area for driveway purposes. It has superior utility to the subject property however.

Sale No. 5 this is a corner parcel of Geary Blvd. and Cook Street, superior location and superior neighborhood .

Sale No. 7 this is a corner parcel with long measurements of the lot fronting on Geary Blvd. thus it is substantially superior to the subject property.

Sale No. 11 this parcel fronts on Geary Blvd. and more closely resembles the subject property in relationship to streets, however, Geary Blvd. frontage is superior to Fillmore.

Based on the preceeding and other factors it is my opinion that an informed principal would conclude that the per sq. ft. value of the subject land is \$12.00.

Therefore:

5,625 @ \$12.00=

\$67,500.00

VALUATION OF SUBJECT IMPROVEMENTS

This evaluation assumes that the interior of the building has been vandalized and that all of the plumbing, heating and wiring apparatus would be required to be replaced in the event that the building was utilized for continued hotel use. Further, it assumes that the remaining value in this structure is primarily in the shell. Further that substantial costs would be incurred in removing the necessary equipment and pertinence in order to repair the building for beginning of renovation.

I have evaluated the structure by estimating the cost new providing this shell and basic structure deducting from that estimate the probable depreciation based upon the preceding assumptions.

Estimated Cost New:

28,000 sq. ft. @ \$20.00=	\$560,000.00
---------------------------	--------------

Depreciation:

Depreciation of this structure is based upon the assumption that much of the interior would be required to be removed in order to begin renovating for continued use of the shell.

Depreciation from all cause estimated at 85% \$476,000.00

Depreciated value estimate:	\$ 84,000.00
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Land value, as indicated on a previous page:	<u>\$ 67,500.00</u>
--	---------------------

Total property value estimate:	\$151,500.00
--------------------------------	--------------

1126-3

SUBJECT PROPERTY DATA

Parcel No. 1126-3

Owner: Rosalind Bare

Owner's Address: 2001 Pierce Street, #58, San Francisco

Property Address: 1233-35 Divisadero Street

Zoning: C-2, City of San Francisco

Highest and
Best Use: As improved.

Date owner
acquired title: March 24, 1954

Assessed Value: 1974-75

Land:	\$5,200.00
Improvements:	\$7,450.00
Taxes:	\$1,335.56 (74-75)

Purpose of
this appraisal: Estimate of the fair market value based upon
the definition of fair market value detailed elsewhere
in this report.

This property was inspected in the company of
Dr. Wm. P. Schwartz on 7/3/75. Dr. Schwartz
is representative of the owner.



1233 Divisadero, San Francisco
Front view of subject taken from Divisadero Street.



Divisadero Street frontage with subject in right center of photo.

Address 1233-35 Divisadero Building Use & type Residential-storeAge of Improvements _____ General Condition Fair

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>Concrete</u>	<u>Fair</u>	Floors	<u>1st floor-pine</u> <u>2nd floor-hardwood</u>	<u>Fair</u>
Walls	<u>Front stucco over wood</u> <u>sides-tongue and groove</u>	<u>Fair</u>	Walls	<u>Plaster over lathe</u>	<u>Fair</u>
Roof	<u>Tar & Gravel</u>	<u>Fair</u>	Ceilings	<u>Plaster over lathe</u>	<u>Fair</u>
Gutters	<u>Metal downspouts</u>	<u>Fair</u>	Heating	<u>1st floor-wood burner</u> <u>2nd floor-free standing gas</u>	
Windows	<u>Wood sash</u>	<u>Fair</u>	Elec. Fixtures	<u>Exposed light bulbs</u> <u>Inadequate wall plugs</u>	
Screens	<u>None</u>	<u>Fair</u>	Built-in equip.	<u>None</u>	
Basement	<u>None</u>			<u>2-30 gallon water heaters</u>	
Laundry	<u>None</u>		Building Area	<u>4050 ± sq. ft.</u>	
Garage	<u>None</u>		Plumbing	<u>Black iron</u> <u>1st floor 2</u> <u>2nd floor 8</u>	
			No. fixtures		
			No. bathrooms	<u>3</u>	

Special Features 4 burner gas stove in each. 2 Apartments above a store.
1.-4-2
Apartment store awning No. of rooms 2.4-2 store with mezzanine

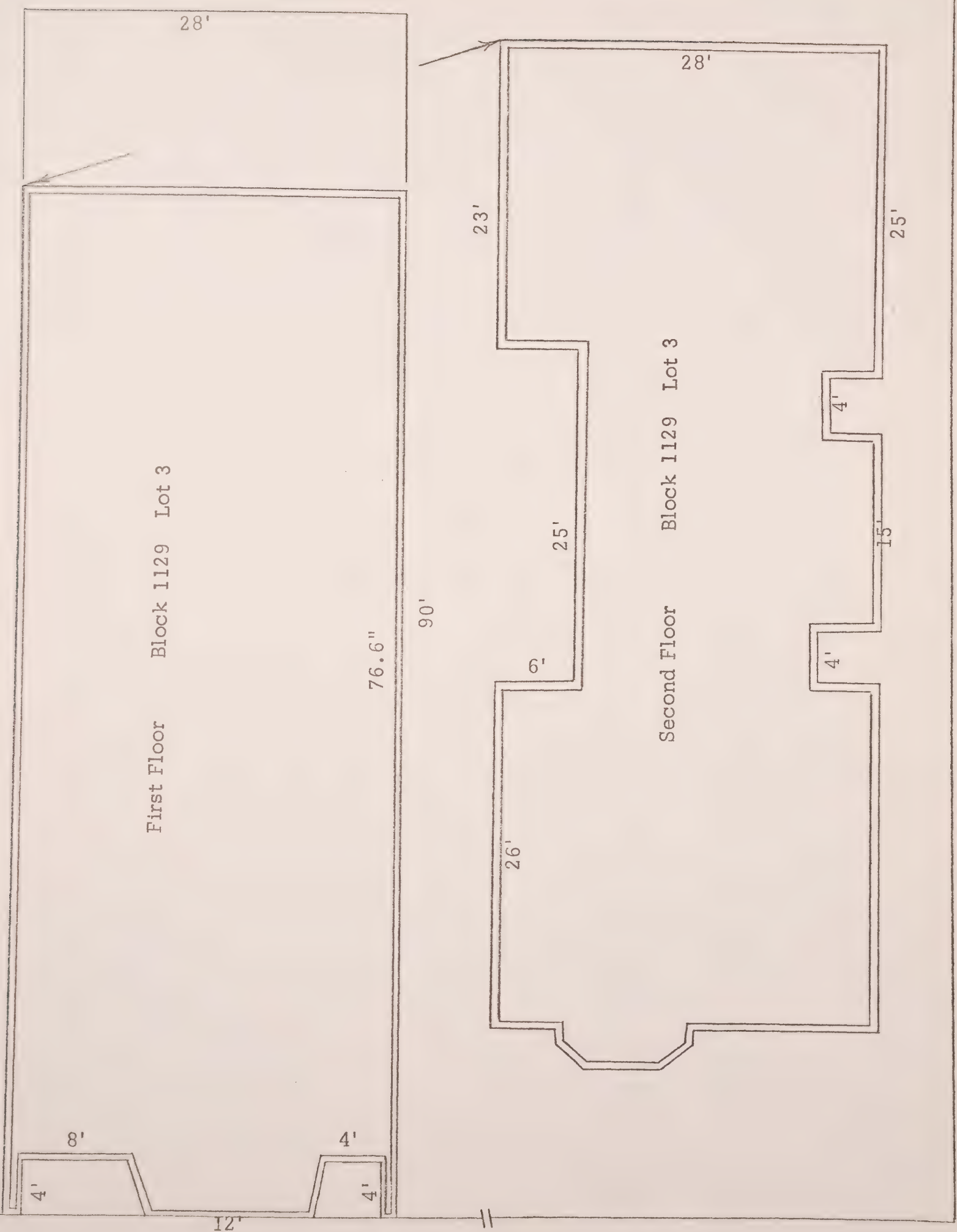
Detrimental influences _____

Taxes _____ Assessments _____

Utilities:	(available)	(connected)	Street Improvements:
Gas	_____	<u>X</u>	Walks
Water	_____	<u>X</u>	Curbs
Sewer	_____	<u>X</u>	Gutters
Septic	_____	_____	Paving

Distance to:

Transportation _____
 Grade School _____
 High School _____
 Stores _____



DIVISADERO STREET

ELLIS STREET

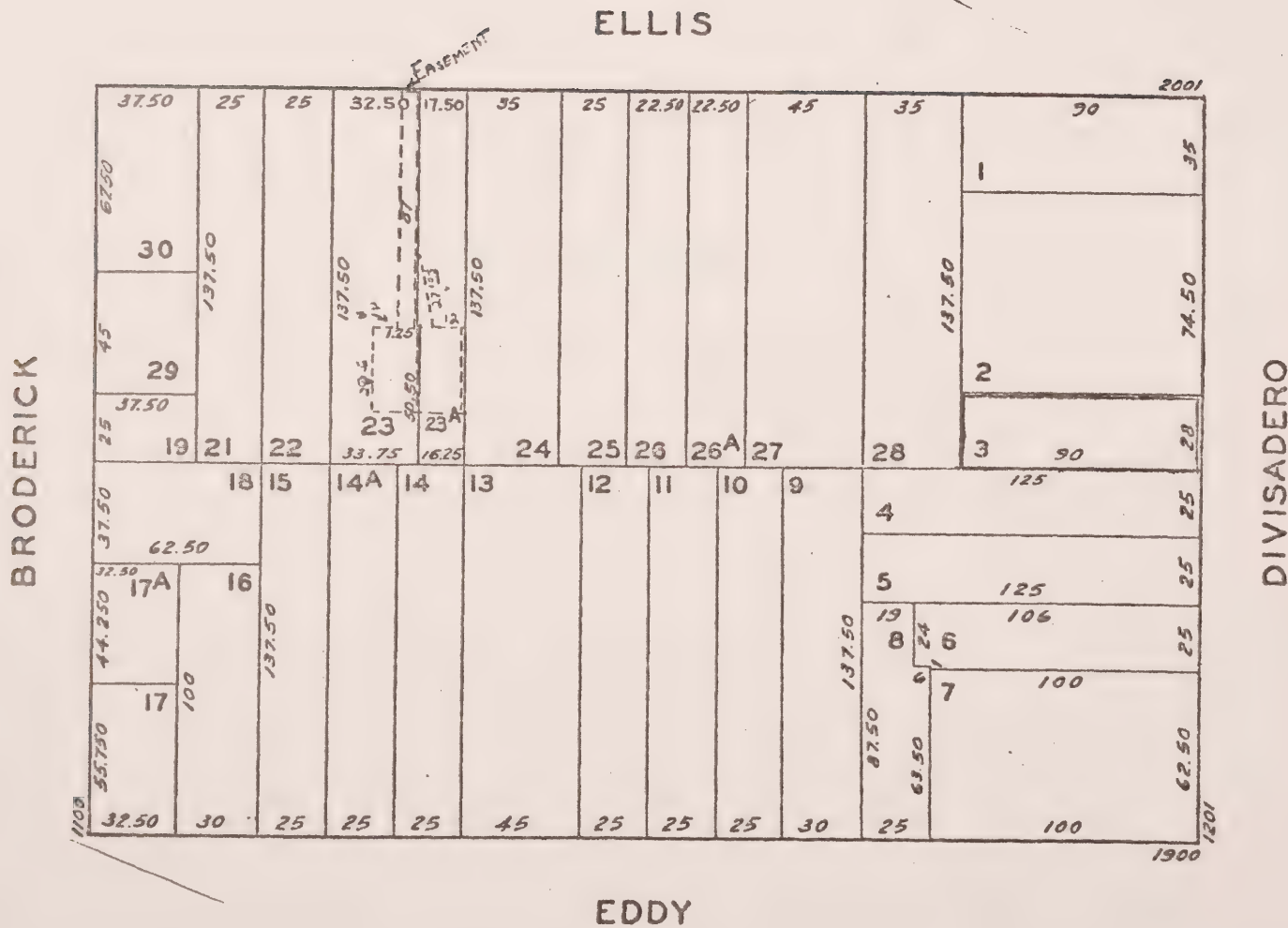
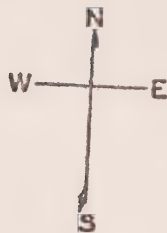
LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

LEGAL DESCRIPTION

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the westerly line of Divisadero Street, distant thereon 109 feet and 6 inches southerly from the southerly line of Ellis Street; and running thence southerly along said line of Divisadero Street 28 feet; thence at a right angle westerly 90 feet; thence at a right angle northerly 28 feet; and thence at a right angle easterly 90 feet to the point of beginning.

BEING part of WESTERN ADDITION BLOCK NO. 508.



SEARCH NO.

PLAT OF:

LOT

3

BLOCK

1126

This is not a survey of the land but is
compiled for information only from data
shown by Official Records and Assessors
Office



First American Title Company

VALUATION SECTION

VALUATION OF ENTIRE PROPERTY

Summation Analysis:

Cost New Estimate -

The living area of this improvement consists of 4,050 sq. ft. for both floors. The first floor is a commercial store with a mezzanine and the second floor two apartments.

4,050 sq. ft. @ \$20.00 =	\$81,000.00
Walks, driveway, fencing and contingencies	<u>\$ 500.00</u>
Total	\$81,500.00

Depreciation Estimate:

The effective age of this building is approximately 60 years. It is currently in fair condition.

Estimate of depreciation from all causes 75% \$61,125.00

Depreciated Replacement Estimate \$20,375.00

Land Value Estimate:

Subject land is zoned C-2 and comprises a parcel 28 x 90 for a total 2,520 sq. ft.

The following estimate of land value is based on sales of other parcels that are capable of similar use.

Refer to sales in the Addenda of this report as follows:

- No. 2 at \$9.39 per sq. ft. August 19, 1970
- No 10 at \$6.11 per sq. ft. February 11, 1970
- No. 11 at \$10.13 per sq. ft. October 20, 1971

Consideration has been given to time, location, size and other factors.

Subject 2,520 sq. ft. @ \$9.00 =	<u>\$22,680.00</u>
Total Property Value Estimate	\$43,055.00
Rounded to:	\$43,000.00

VALUATION OF ENTIRE PROPERTY

Market Data Analysis:

I have considered the value of the subject property as reflected by other transactions which were of properties of similar character that have occurred in this neighborhood. Some of those sales that I have considered are outlined in brief form in the following chart and have been converted from their gross sale price into a sale price per sq. ft. of land including improvements. From this sale price per sq. ft. I have concluded a per sq. ft. value for the subject property.

Sale No.	Date	Sale Price	Sale Price per sq. ft. of land including improvements
29	2/2/70	\$33,000.00	\$10.03
31	7/21/75	\$57,500.00	\$21.78
32	11/9/73	\$35,500.00	\$13.37

The subject property is in fair condition.

Subject is in better condition than all of the sale except 31.

Based on the preceding and other information, it is my opinion that the subject property has a per sq. ft. value of \$16.50.

Therefore:

$$2,520 \text{ sq. ft.} \times \$16.50 = \$41,580.00$$

Rounded to: \$41,600.00

INCOME CAPITALIZATION PROPERTY RESIDUAL

Estimated Income:

	Actual Rent	Fair Rent
Store	\$135.00	\$325.00
Front apartment	\$135.00	\$150.00
Rear apartment	owner	<u>\$150.00</u>
		\$625.00

Annual Income:

$$12 \times \$625.00 = \$7,500.00$$

Vacancy and rent loss

$$7\% = \$525.00$$

Effective Gross \$6,975.00

Annual Expenses:

Taxes	\$670.00
Insurance	250.00
Maintenance	750.00
Management	400.00
Utilities (water)	120.00
License	50.00
Miscellaneous	<u>150.00</u>

Total \$2,390.00Annual Net \$4,585.00

Capitalized at an overall rate of 10.5%

$$\$4,585.00 \div .105 = \$43,666.00$$

Rounded to: \$43,650.00

CORRELATION

Value indications by:

Summation Analysis	\$43,000.00
Market Data Analysis	\$41,600.00
Income Analysis	\$43,650.00

It is my opinion that the best analysis and most reliable indication is that of the market data analysis; however, substantial reliance has been placed upon the other two indications of value.

In my opinion an informed principal would conclude a fair market value for the subject property of \$43,500.00

SUBJECT PROPERTY DATA

Parcel No. 1127-29

Owner: Moy Kwock Jung and Wong Chong

Owner's Address: 228 22nd Avenue, San Francisco

Property Address: 1909-11 Ellis Street

Zoning: R-3 City of San Francisco

Highest and
Best Use: As improved

Date owner
acquired title: December 17, 1951

Assessed Value: 1974-75

Land: \$2,975.00

Improvements: \$2,450.00

Taxes: \$691.68 (Homeowners Esemption
(74-75) \$1,400.00)

Purpose of
this appraisal: Estimate of fair market value based on the definition
of fair market value detailed in another section of
this report.

This property was inspected in the accompanymment of
Miss Chong, daughter of Wong Chong on August 28, 1975.



1909-11 Ellis Street
Front view from Ellis Street.



Ellis Street easterly view with subject
property on the right.

Address 1909-1911 Ellis Street Building Use & type 2 Family ResidencesAge of Improvements 70 years + General Condition Fair to Poor

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>Brick</u>	<u>Fair</u>	Floors	<u>Fir</u>	<u>Fair</u>
Walls	<u>Wood frame</u>	<u>Fair</u>	Walls	<u>Plaster</u>	<u>Fair</u>
Roof	<u>Flat - Tar & Gravel</u>	<u>Fair</u>	Ceilings	<u>Plaster</u>	<u>Fair</u>
Gutters	<u>None</u>		Heating	<u>Circulating Heater</u>	<u>Fair</u>
Windows	<u>Wood double hung</u>		Elec. Fixtures	<u>Old style</u>	<u>Poor</u>
Screens	<u>None</u>		Built-in equip.	<u>Water Heater</u>	
Basement	<u>Yes</u>				
Laundry			Building Area		
Garage	<u>Basement</u>		Plumbing	<u>Old style</u>	
			No. fixtures	<u>7 each floor</u>	
			No. bathrooms	<u>4</u>	

Special Features _____

_____ No. of rooms 17 rooms

Detrimental influences Deteriorated building in fair to poor condition.

Taxes _____ Assessments _____

Utilities:	(available)	(connected)	Street Improvements:
Gas	<u>Yes</u>	<u>Yes</u>	Walks <u>Concrete</u>
Water	<u>Yes</u>	<u>Yes</u>	Curbs <u>Concrete</u>
Sewer	<u>Yes</u>	<u>Yes</u>	Gutters <u>Concrete</u>
Septic	<u>None</u>		Paving <u>Asphalt</u>

Distance to:

Transportation _____

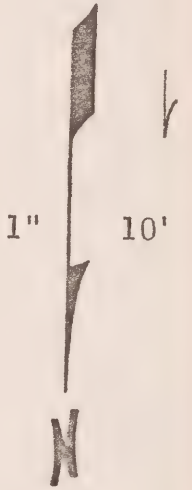
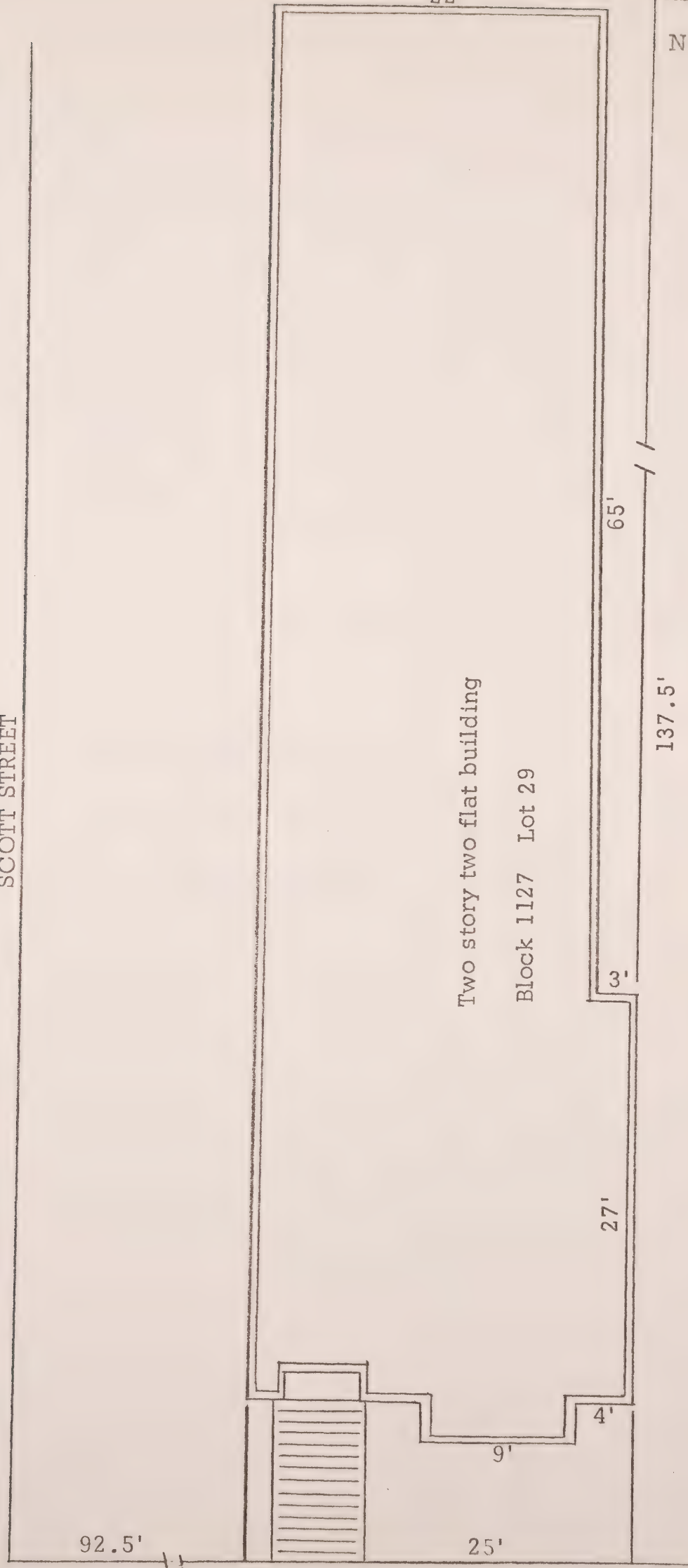
Grade School _____

High School _____

Stores _____

No access to basement was obtained since
Mr.: Chong daughter did not have keys.

SCOTT STREET



LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

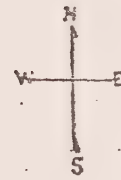
LEGAL DESCRIPTION

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the southerly line of Ellis Street, distant thereon 92 feet 6 inches westerly from the westerly line of Scott Street; running thence westerly along the said line of Ellis Street 25 feet; thence at a right angle southerly 137 feet 6 inches; thence at a right angle easterly 25 feet; and thence at a right angle northerly 137 feet 6 inches to the southerly line of Ellis Street and the point of beginning.

BEING a portion of Western Addition Block No. 453.

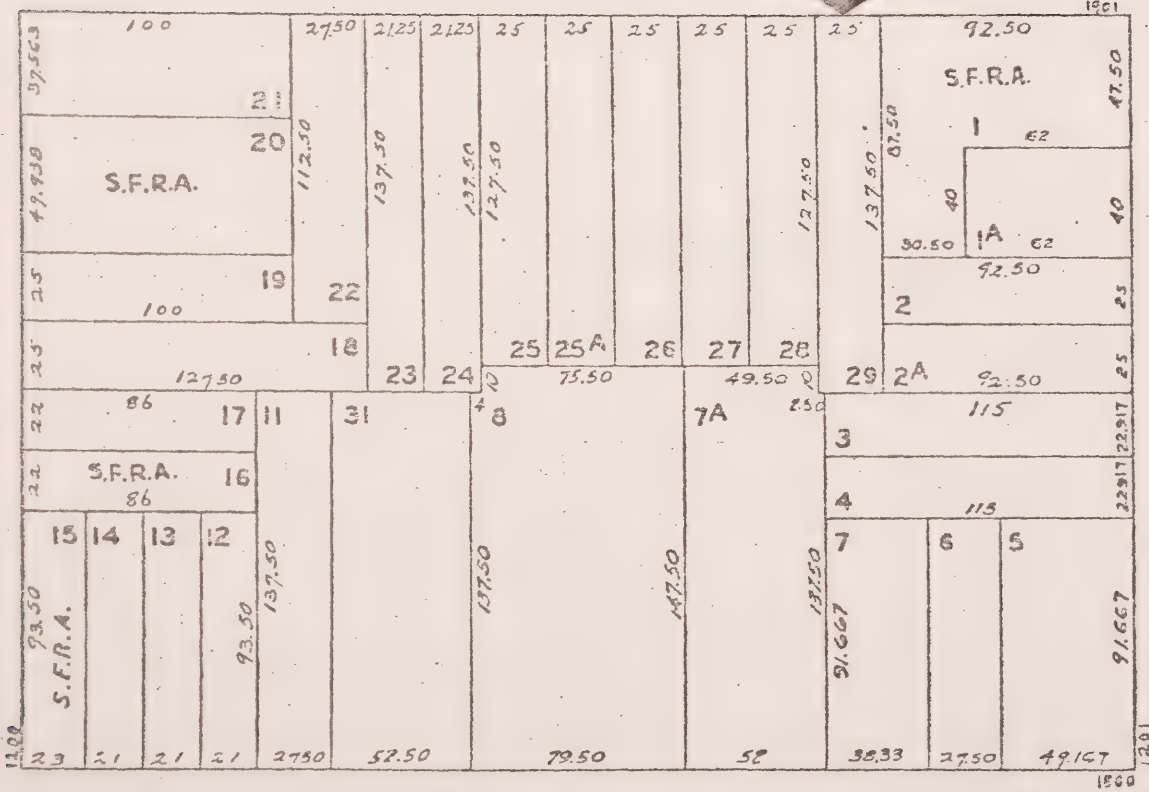
LOS ANGELES
COUNTY
SHERIFF'S OFFICE



ELLIS



DIVISADERO



EDDY

SCOTT

VALUATION SECTION

VALUATION OF THE ENTIRE PROPERTY

Parcel No. 1127-29

Summation Analysis:

Cost New Estimate-

Total living area of 1st and 2nd floors comprise
2234 sq. ft.

2234 sq. ft. @ \$22.00= \$49,148.00

Basement

1117 sq. ft. @ \$4.50= 5,026.00

Walks, fences, landscaping and misc. 750.00

Total \$54,924.00

Depreciation Estimate:

Estimate of depreciation is based on an effective age of approximately 80 years. Further, the current physical condition is poor. Consideration has also been given to location, design and other factors. Depreciation from all causes 80%=

\$43,939.00

Depreciated Replacement Estimate \$10,985.00

Land Value Estimate:

Subject land is zoned R-3 and comprises 3,025 sq. ft. The value estimate of this land is based on market sales of other multiple residential properties.

Refer to sales in the Addenda of this report numbered:

No. 6- \$5.13/sf 8/5/70

No. 9- \$6.73/sf 7/17/70

Consideration has been given to time, location size and other factors.

Subject 3438 sq. ft. @ \$7.50 = \$25,785.00

Total Property Value Estimate \$36,770.00

Rounded to:

\$36,750.00

VALUATION OF ENTIRE PROPERTY

Parcel No. 1127-29

Market Data Analysis:

I have considered the value of the subject property as reflected by other transactions which were of properties of similar character that have occurred in this neighborhood. Some of those sales that I have considered are outlined in brief form in the following chart and have been converted from their gross sale price into a sale price per room. From this sale price per room I have concluded a per room value for the subject property.

Sale No.	Date	Sale Price	Sale Price/room	G.R.M.
12	5/24/74	\$41,000.00	\$2,562.00	100
13	5/9/72	44,000.00	2,750.00	117
22	8/27/73	14,000.00	1,400.00	--

The subject property is in poor condition. The subject is in better condition than Sale 22, but not as good as Sales 12 and 13.

Based on the preceding and other information, it is my opinion that the subject property has a per room value of \$2,250.00.

Therefore:

$$17 \text{ rooms} \times \$2,250.00 = \$38,250.00$$

Income Analysis by Gross Rent Multiplier:

I have considered the gross rent multiplier generated by sales 12 and 13 as reflected in the preceding chart and conclude a gross rent multiplier for the subject of 115.

This G.R.M. is based in part upon the location of the subject property and its current condition.

The main floor is occupied by a relative of the owner and the 2nd floor is rented at \$140.00 per month.

Based on the subject property being in poor condition I have estimated a fair rental of \$155.00 for each unit or a total of \$310.00 per month.

Therefore:

$$\text{GRM of } 100 \times \$310.00 \text{ per month} = \$35,650.00$$

CORRELATION

Parcel No. 1127-29

Value indications by:

Summation Analysis	\$36,750.00
Market Data Analysis	\$38,250.00
Income (GRM) Analysis	\$35,650.00

It is my opinion that the best analysis and most reliable indication is that of the market data analysis; however, substantial reliance has been placed upon the other two indications of value.

In my opinion an informed principal would conclude a fair market value for the subject property of \$38,000.00

SUBJECT PROPERTY DATA

Parcel No. 1129-26

Owner: A.E. Campana and R. Del Curto

Owner's Address: c/o Anchor Realty Inc.
2122 Market Street, San Francisco

Property Address: 1915 Eddy Street

Zoning: R-3 City of San Francisco

Highest and
Best Use: As improved an interim period with eventual re-use
in conformity with the present zoning.

Date owner
acquired title: November 9, 1962

Assessed Value: 1974-75

Land: \$3,250.00

Improvements: \$3,175.00

Taxes: \$ 819.18 (74-75)

Purpose of
this appraisal: To estimate the fair market value of 1915 Eddy Street
San Francisco. This value conclusion will be based
in part on the definitions of Highest and Best Use as
contained elsewhere in this report.

This property was inspected July 7, 1975 with
Mr. G.V. McKeever Jr. of Anchor Realty, represent-
atives of the owners.



Subject property photos.
1915 Eddy Street, San Francisco.



Street view of Eddy Street past the
subject parcel.

Address 1915 Eddy (5 apartments) Building Use & type Rental ResidentialAge of Improvements Older 70 yrs. ± General Condition Fair

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>Brick</u>	<u>Fair</u>	Floors	<u>Hardwood</u>	<u>Fair</u>
Walls	<u>Tongue & grove siding</u>	<u>Fair</u>		<u>95% plaster</u>	
Roof	<u>Tar & Gravel</u>	<u>Fair</u>	Walls	<u>5% drywall</u>	<u>Fair</u>
Gutters	<u>Metal downspouts</u>	<u>Fair</u>	Ceilings	<u>Plaster</u>	<u>Fair</u>
Windows	<u>Wood sash</u>	<u>Fair</u>		<u>2-free/standing gas</u>	
Screens	<u>None</u>		Heating	<u>2 floor furnaces</u>	<u>Fair</u>
Basement	<u>None-rat proofed</u>			<u>exposed bulbs</u>	
Laundry	<u>Tongue and Groove with drywall inside</u>	<u>Fair</u>	Elec. Fixtures	<u>Inadequate plugs</u>	<u>Fair</u>
Garage	<u>None</u>		Built-in equip.	<u>None</u>	
	<u>Addition on concrete foundation</u>			<u>1 40 gallon water heater</u>	<u>Fair</u>
			Building Area	<u>1st : 1757</u>	
				<u>2nd: 1619</u>	<u>Total 3376 sq. ft.</u>
			Plumbing	<u>Black Iron</u>	
			No. fixtures	<u>20</u>	<u>Fair</u>
			No. bathrooms	<u>5</u>	<u>Fair</u>

Special Features This building consists of 4 apartments, 3 rooms each and one 4 room apt.No. of rooms 16

Detrimental influences _____

Taxes _____ Assessments _____

Utilities: (available) (connected)

Gas	<u> </u>	<u>X</u>
Water	<u> </u>	<u>X</u>
Sewer	<u> </u>	<u>X</u>
Septic	<u> </u>	<u> </u>

Street Improvements:

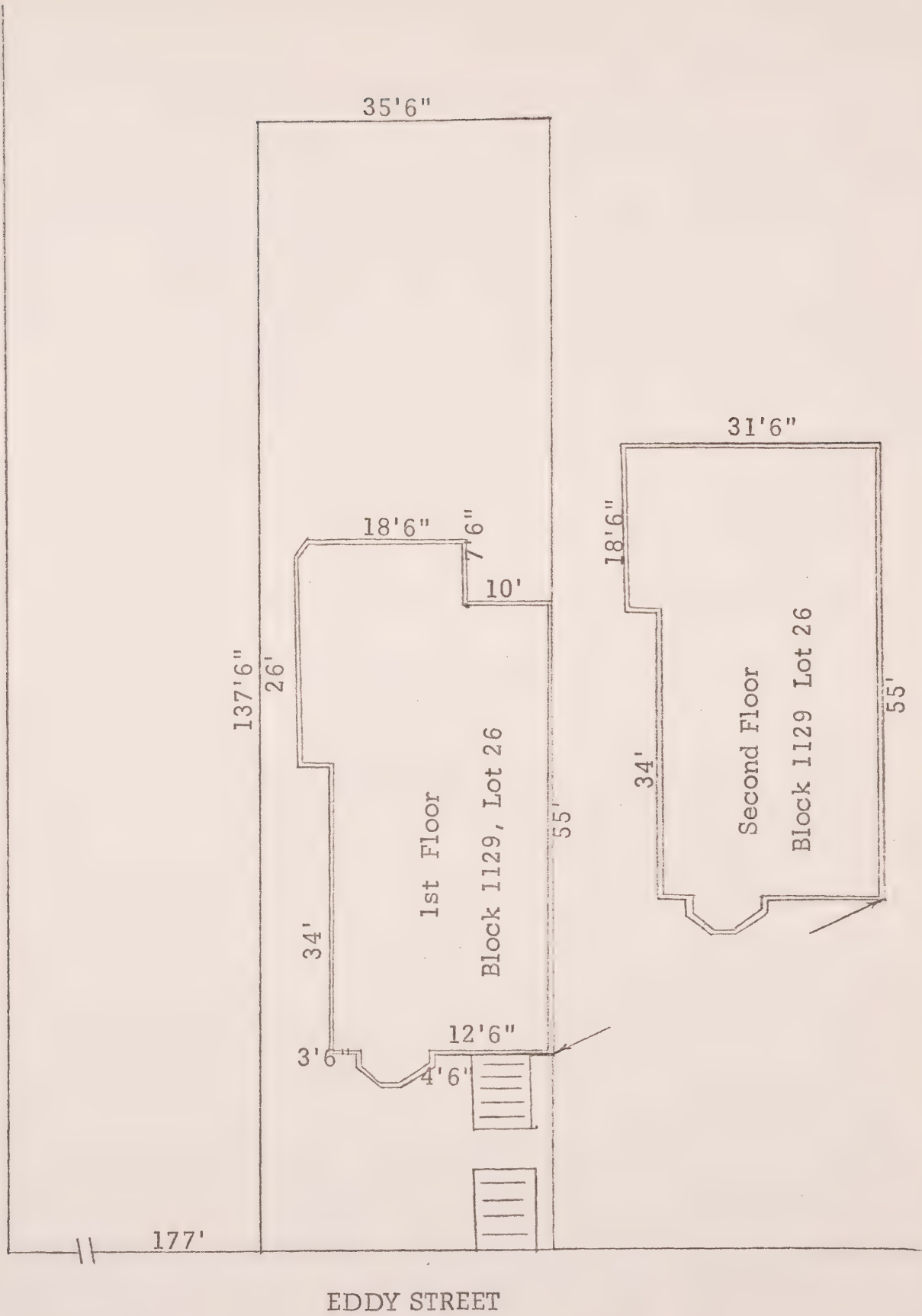
Walks	<u>X</u>
Curbs	<u>X</u>
Gutters	<u>X</u>
Paving	<u> </u>

Distance to:

Transportation	<u> </u>
Grade School	<u> </u>
High School	<u> </u>
Stores	<u> </u>

New underground electrical service has been installed into this building.

DIVISADERO STREET



EDDY STREET

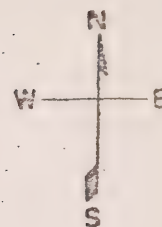
LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

LEGAL DESCRIPTION

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the southerly line of Eddy Street, distant thereon 177 feet westerly from the westerly line of Divisadero Street; running thence westerly along said line of Eddy Street 35 feet, 6 inches; thence at a right angle southerly 137 feet, 6 inches; thence at a right angle easterly 35 feet, 6 inches; thence at a right angle northerly 137 feet, 6 inches to the point of beginning.

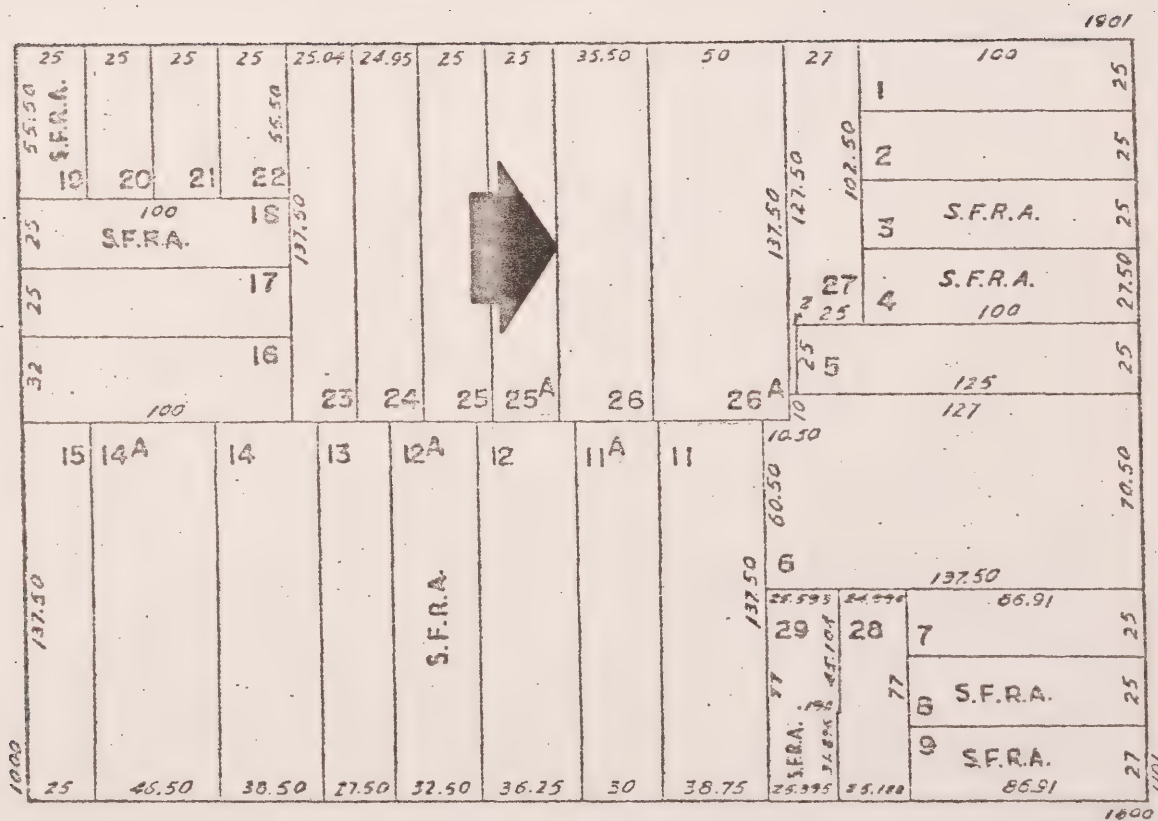
BEING a portion of Western Addition Block No. 509.



EDDY

BRODERICK

DIVISADERO



TURK

VALUATION SECTION

VALUATION OF THE ENTIRE PROPERTY

Parcel No. 1129-26

Summation Analysis:

Cost New Estimate-

Total living area of 1st and 2nd floors comprise
3376 sq. ft.

3376 sq. ft. @ \$20.00 = \$67,520.00

Basement

None

Walks, fences, landscaping and misc. \$ 750.00

Total \$68,270.00

Depreciation Estimate:

Estimate of depreciation is based on an effective age of approximately 60 years. Further, the current physical condition is poor. Consideration has also been given to location, design and other factors. Depreciation from all causes 80%=

\$54,616.00

Depreciated Replacement Estimate \$13,654.00

Land Value Estimate:

Subject land is zoned R-3 and comprises 4,881.22 sq. ft. The value estimate of this land is based on market sales of other multiple residential properties.

Refer to sales in the Addenda of this report numbered:

No. 6 @ \$5.13 sq. ft. 8/5/70
No. 9 @ \$6.73 sq. ft. 7/17/70

Consideration has been given to time, location size and other factors.

Subject 4881 sq. ft. @ \$7.00= \$34,167.00

Total Property Value Estimate \$47,820.00

Rounded to:
-161-

\$47,850.00

VALUATION OF ENTIRE PROPERTY

Parcel No. 1129-26

Market Data Analysis:

I have considered the value of the subject property as reflected by other transactions which were of properties of similar character that have occurred in this neighborhood. Some of those sales that I have considered are outlined in brief form in the following chart and have been converted from their gross sale price into a sale price per room. From this sale price per room I have concluded a per room value for the subject property.

Sale No.	Date	Sale Price	Sale Price/room	G.R.M.
16	4/2/74	\$72,000.00	\$3,429.00	
17	4/25/74	53,000.00	3,213.00	
20	1/15/74	65,000.00	2,167.00	

The subject property is in poor condition. While the sales vary in condition on building style they were all similar in condition to subject.

Based on the preceding and other information, it is my opinion that the subject property has a per room value of \$3,000.00.

Therefore:

16 rooms x \$3,000.00= \$48,000.00

INCOME CAPITALIZATION ANALYSIS

Parcel No. 1129-26

Income Schedule:

A following page consists of a schedule of income and expenses as provided by Anchor Realty. The income per month is \$595.00. This appears to be a fair rent:

Annual Income.

12 x \$595.00	\$7,140.00
---------------	------------

Vacancy	5%	<u>357.00</u>
---------	----	---------------

Effective Gross:	\$6,783.00
------------------	------------

Annual Expenses:

Taxes	\$820.00
P.G.&E.	120.00
Water	196.86
Garbage	264.00
License	30.00
Management	350.00
Maintenance	400.00
Insurance	<u>250.00</u>

Total:	<u>\$2,430.00</u>
--------	-------------------

Annual Net:	\$4,353.00
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Capitalized at 9.5%

$\$4,353.00 \div .095 =$	\$45,821.00
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Rounded to:	\$45,850.00
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Anchor Realty

LOANS • RENTALS • INSURANCE



2122 MARKET STREET

SAN FRANCISCO, CALIF. 94114

621-2700

July 11, 1975

Floyd D. Clevenger, M. A. I.
Clevenger Realty Appraisal Corp.
2363 Pruneridge Avenue
Santa Clara, Ca. 95050

Dear Mr. Clevenger:

Enclosed find income and expense statements for the property on Golden Gate, Steiner and Eddy Streets that we inspected. There is also enclosed a diagram of the apartment that we didn't gain entrance to on Eddy Street.

If I can be of further help please call.

Sincerely,



G. V. McKeever, Jr.

GVM/mf



Anchor Realty



LOANS • RENTALS • INSURANCE

2122 MARKET STREET SAN FRANCISCO, CALIF. 94114 Market 1-2700

1915 Eddy St

Apt #1	\$115.00
2	115.00
3	115.00
4	135.00
5	115.00

Expenses:	1973	1974	1975 (6 mos)
Taxes	\$797.98	\$803.12	\$409.59
PGE	105.03	100.61	59.59
Water	201.06	195.66	98.43
Garbage	207.90	260.90	132.00
License	15.75	15.75	

Tenants pay own PG&E

New underground electrical service has been installed

CORRELATION

Value indications by:

Summation Analysis	\$47,850.00
Market Data Analysis	\$48,000.00
Income (GRM) Analysis	\$45,850.00

It is my opinion that the best analysis and most reliable indication is that of the market data analysis; however, substantial reliance has been placed upon the other two indications of value.

In my opinion an informed principal would conclude a fair market value for the subject property of \$48,000.00

ADDENDA

PART IV

Containing:

Sales Data Resume

Individual sheets of market transactions

Qualifications of Appraiser

Sales Map

RESUME OF VACANT LAND SALES DATA

Sale No.	Date	Zoning	Site Area	Sale Price/sf
1	4/3/69	R-4	17, 225	\$ 9.29
2	8/19/70	C-2	21, 638	9.38
3	9/30/68	R-3	2, 226	5.39
4	5/18/70	C-2	16, 587	11.15
5	7/19/72	C-2	5, 333	14.25
6	8/5/70	R-3	3, 804	5.13
7	10/20/70	C-2	2, 500	16.00
8	8/27/73	R-4	2, 250	
9	7/17/70	R-3	8, 025	6.73
10	2/11/70	C-2	6, 875	6.11
11	10/20/71	C-2	3, 750	10.13

VACANT LAND

SALES DATA

GRANTOR: Hugh J. Steel, an unmarried man, Burton E. Graham and Rayna A. Graham, his wife, Michael A. Gridley and John F. Goodall, a single man and Mercedes U. Gridley, wife of Michael A. Gridley

GRANTEE: R & R Development Co., a partnership, an undivided 75% interest; Morris A. Bunow and Ethel Bunow, his wife, an undivided 25% interest

ZONING: San Francisco R-4

RECORDING: Book B328, Page 664, File No. R55112

DATE OF DEED: April 3, 1969 DATE OF RECORDING: 4/14/69

I.R.S. \$176.00

SALE PRICE: \$160,000.00

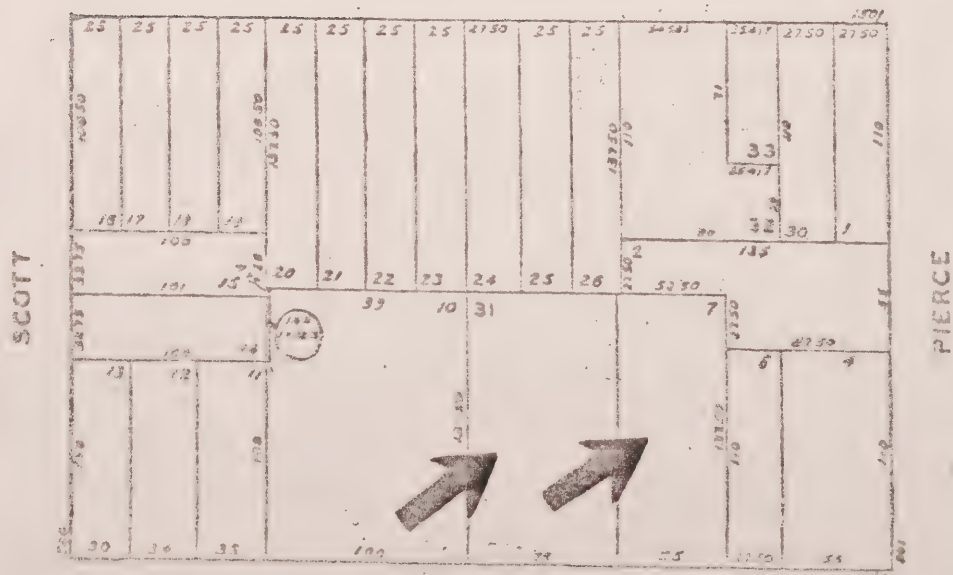
LAND AREA: 17,225 sq.ft.

UNIT VALUE: \$9.29 per sq.ft.

CONFIRMED: Tom Montgomery of Rossello and Rosenberg Contractors 1/6/70

COMMENTS: There were 2 old rooming house upon this land of not any value to R & R Development Co. They tore them down and are presently building a convalescent Hospital upon it. They have built 4 or 5 convalescent hospitals in San Francisco, one at Bush and Divisadero.

GOLDEN GATE AVE.



Mc ALLISTER

Block 776 Lot 7 & 31

SALES DATA

GRANTOR: John F. Smith, a single man and Harry Smith, who acquired title as a single man.

GRANTEE: W. A. Statton, Gordon Bell, George Hutchinson, Tom Maxwell Richard McBreen, David W. Reid, Timothy Richardson, etc. who acquired title as trustees for San Francisco Local #85 Drivers and Helpers Fringe Benefit Trust.

ZONING: C-2 and C-M, San Francisco

RECORDING: Book B448, Page 404, File No. 09198

DATE OF DEED: August 19, 1970 DATE OF RECORDING: 8/20/70

I.R.S. \$225.50

SALE PRICE: \$205,000.00 D.T. \$100,000 to grantors

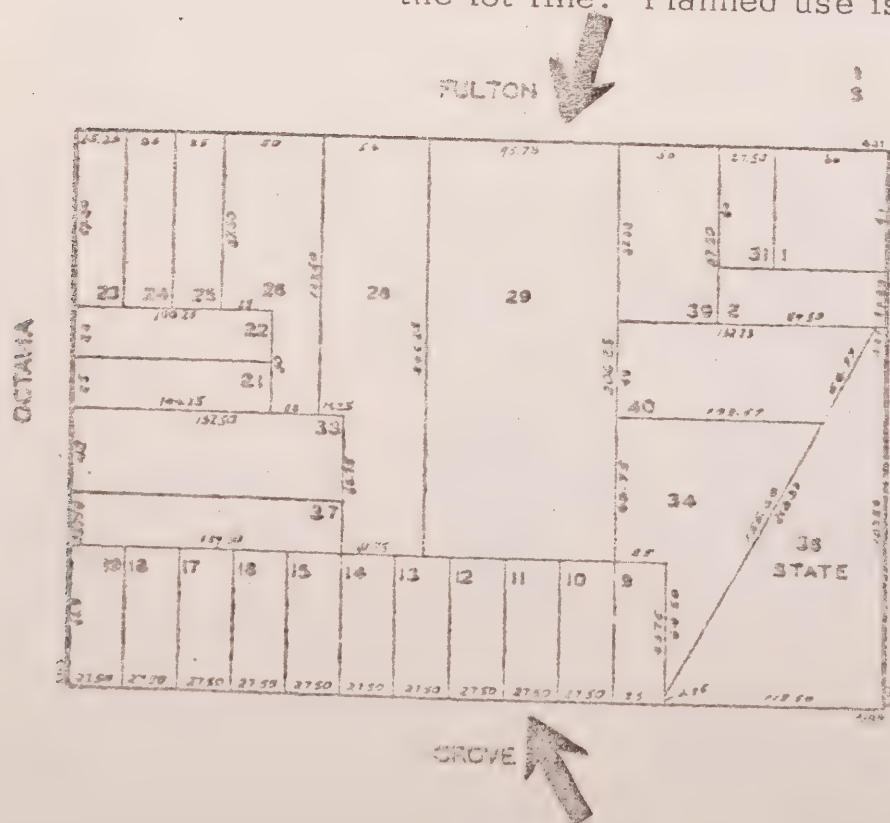
LAND AREA: 21,638 sq. ft.

UNIT VALUE: \$9.38 per sq. ft.

CONFIRMED: Mr. Dougherty (Local #85)

ASSESSOR NO. 793-11&29

COMMENTS: At the time of sale Lot 29 was improved with an old wood frame one story commercial building. Lot 11 was vacant land used for storage and had a solid board fence along the street line to provide security. The lots on each side were improved with buildings to the lot line. Planned use is for office building.



Addresses: 451 Fulton Street
438 Grove Street

Block 793, Lot 11 & 29

SALES DATA

GRANTOR: Roy Skinner and Lillian M. Skinner, his wife

GRANTEE: Christopher Dairy Farms, a corporation

ZONING: San Francisco R-3

RECORDING: Book B287, Page 451, File No. R24824

DATE OF DEED: September 30, 1968 DATE OF RECORDING: 11/6/68

I.R.S. \$12.10

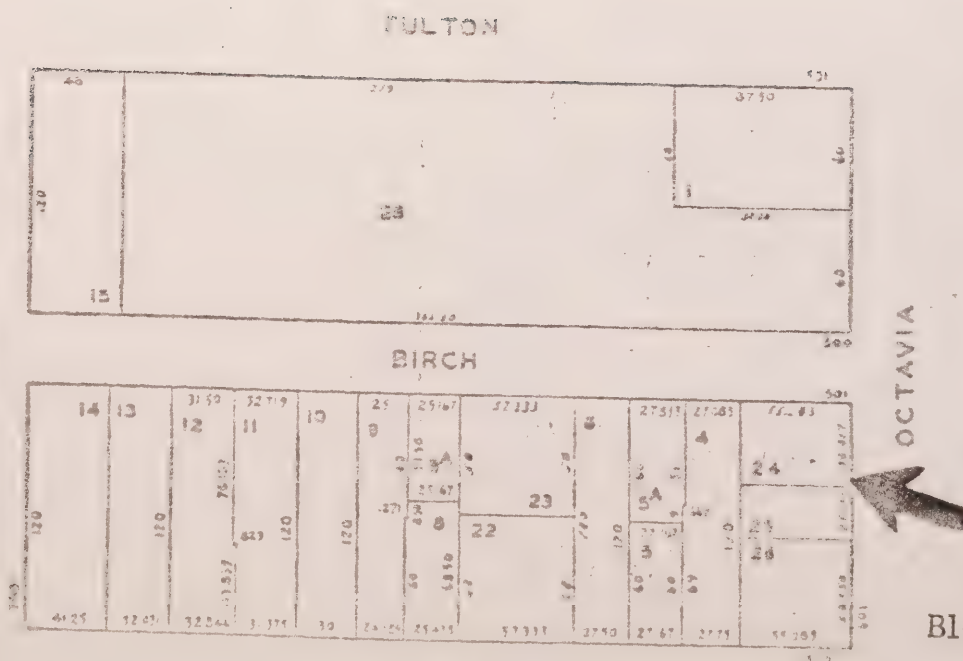
SALE PRICE: \$12,000.00 D.T. \$8,800.00 to Commonwealth National Bank of San Francisco

LAND AREA: 2,226 sq.ft. (40.417' X 55.083)

UNIT VALUE: \$5.39 per sq. ft. of land area

CONFIRMED: Mr. George Christopher, Ex Mayor of S.F., 1/8/70

COMMENTS: The old shacks on the property at time of purchase brought \$100.00. They were not rented out after purchase, but used by Dairy operation.



Block 794 Lot 24

SALES DATA

GRANTOR: Stephen L. & Lucien W. & Stella L. Simon

GRANTEE: Richard F. and Jimena C. Angotti

ZONING: C-2

RECORDING:

DATE OF DEED: 11/18/70

DATE OF RECORDING: 5/18/70

I.R.S.

SALE PRICE: \$118,000.00 D.T. \$94,400 to grantor

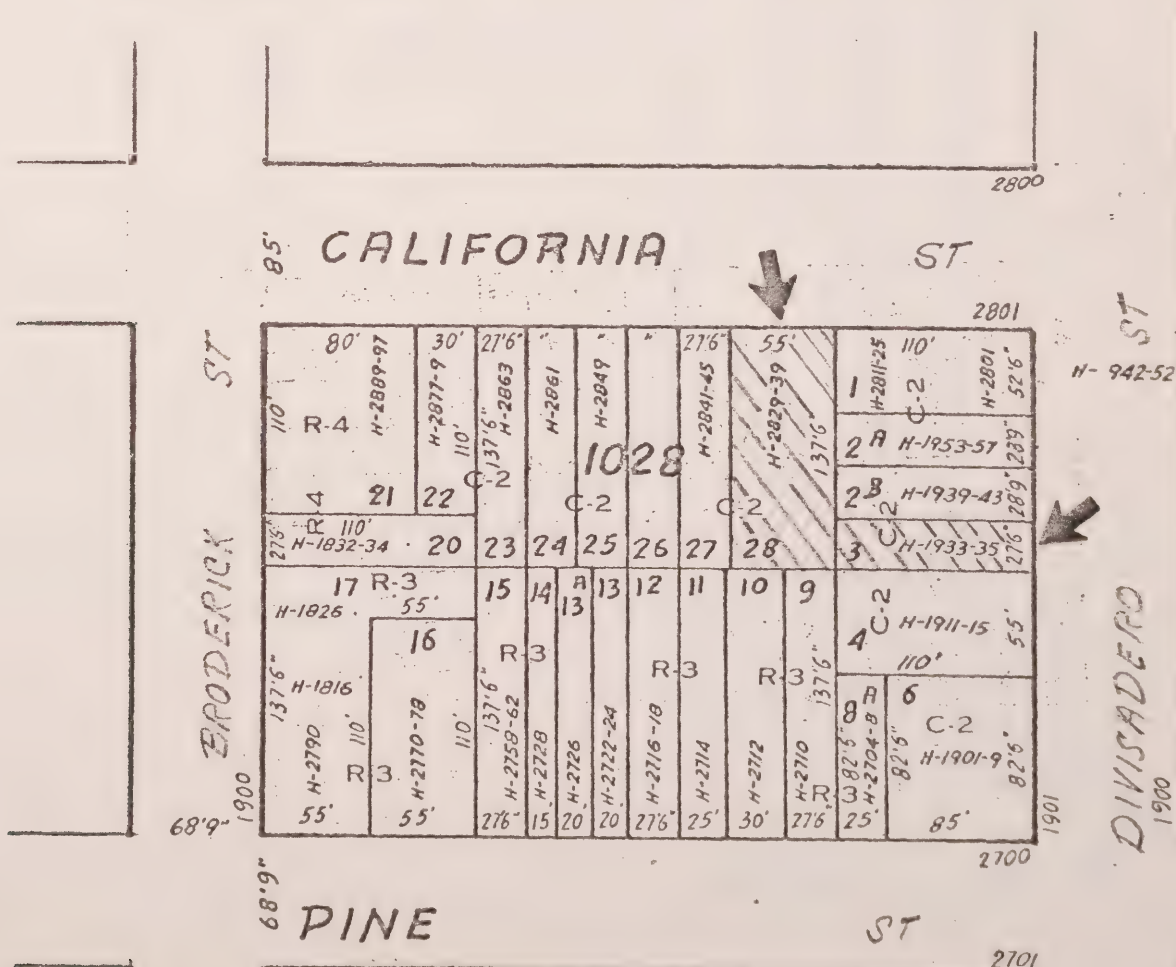
LAND AREA: 55' x 137.5' Lot 28 7562 sq. ft.
27.5' x 110' Lot 3 3025 sq. ft. Total 10,587.5 sq. ft.

UNIT VALUE: \$11.15 per sq. ft.

CONFIRMED: Grantee

ASSESSOR NO. 1028-28

COMMENTS: Vacant land. Grantee intends to build a facility for ambulance service. This is a level site with full street improvements.



SALES DATA

GRANTOR: Victor A. Ferrair Jr., Trustee

GRANTEE: John Jr. and Grace Komo

ZONING: San Francisco C-2

RECORDING: Book B665, Page 248, File No. V08071 N S

DATE OF DEED: July 19, 1972 DATE OF RECORDING: 8/4/ 72

TRANS TAX: \$83.60 Full Value

SALE PRICE: \$76,000.00

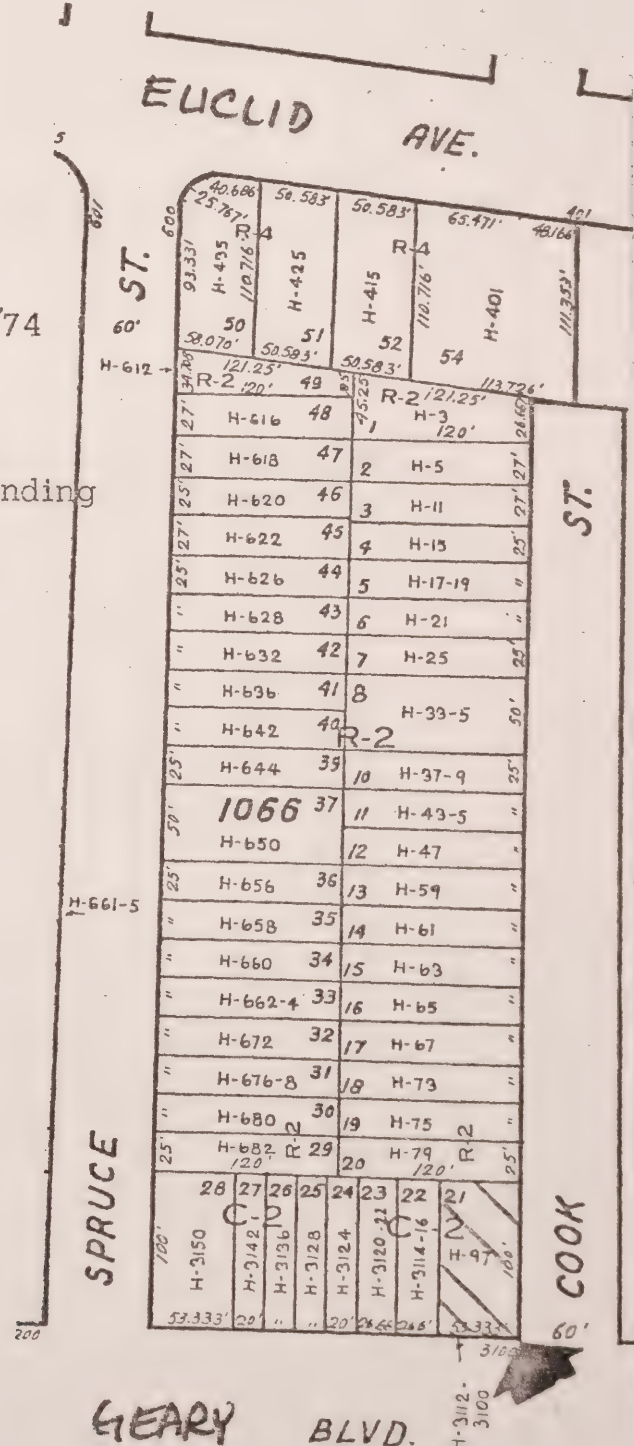
LAND AREA: 5,333± sq. ft.

UNIT VALUE: \$14.25 per sq. ft.

ASSESSOR NO. 1066-21

CONFIRMED: Mr. John Komo 11/30/74

COMMENTS: 3100-3112 Geary Blvd.
Vacant land at time of sale. This property had fully improved frontage, utilities available, and no outstanding bonds or assessments.
The grantee later constructed a commercial building (full lot coverage) and sold the entire property in February, 1973.



SALES DATA

GRANTOR: W. Bernard & A. Fredonia Baquie

GRANTEE: Margaret Wilson

ZONING: R-3 San Francisco

RECORDING: Book Page File No.

DATE OF DEED:

DATE OF RECORDING: 8/5/70

I.R.S.

SALE PRICE: \$19,500.00 D.T. \$12,300 to Grantor

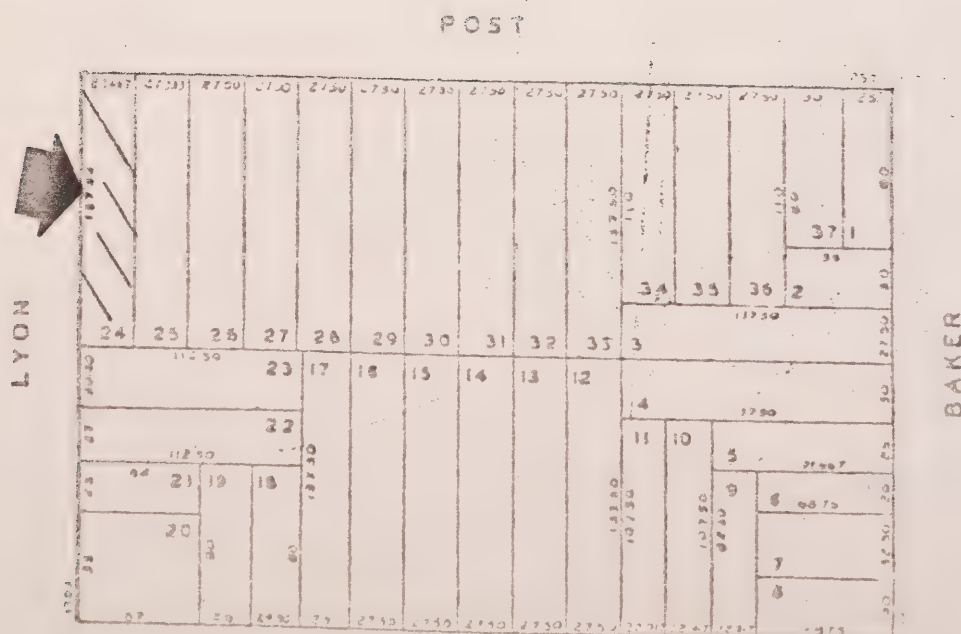
LAND AREA: 3,804.2 sq.ft (27 667' x 137.5')

UNIT VALUE: \$5.13 per sq. ft.

CONFIRMED: Grantor

ASSESSOR NO. 1081-24

COMMENTS: This site was improved with a two story wood frame building with commercial store on the ground level and apartments above. The improvements were demolished and the site cleared after this transfer. Store building was vacant at the time of this sale.



Block 1081 Lot 24

SALES DATA

GRANTOR: Clarence, Georgette, Stanley, Betty J. and Fred Krieger

GRANTEE: Joseph and Hazel T. Obegi

ZONING: San Francisco C-2

RECORDING: Book B463, Page 427, File No. T20107

DATE OF DEED: October 20, 1970 DATE OF RECORDING: 10/21/70

TRANS TAX: \$44.00 Full Value

SALE PRICE: \$40,000.00

LAND AREA: 2,500 ± sq. ft.

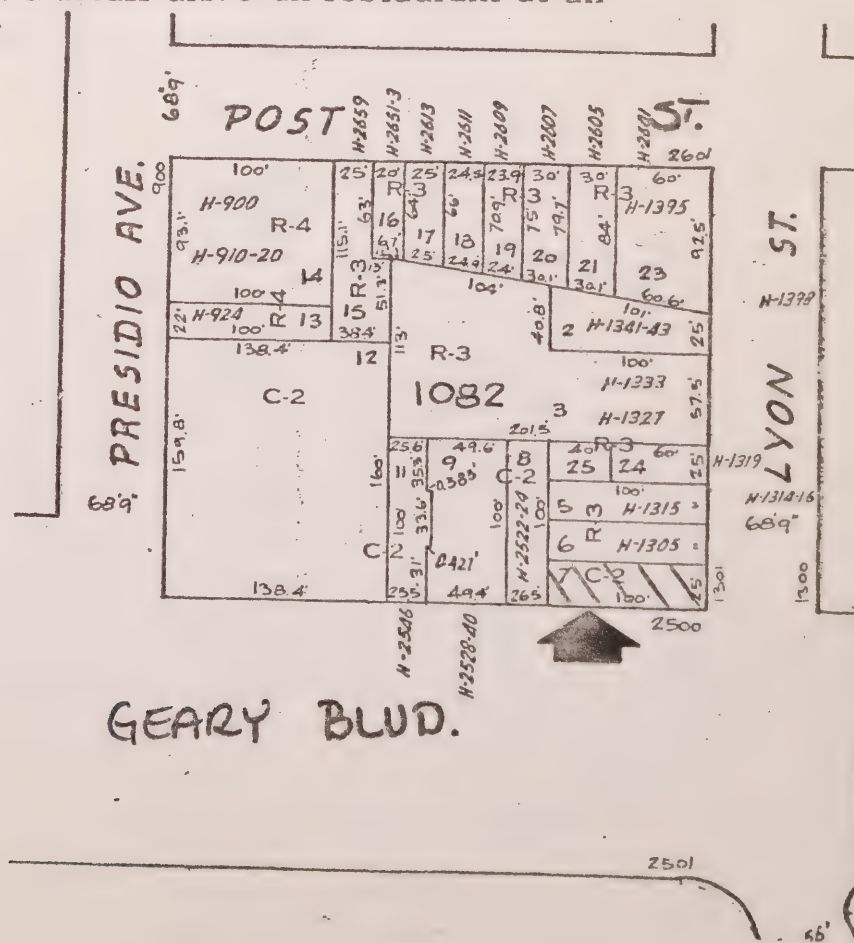
UNIT VALUE: \$16.00 per sq. ft.

ASSESSOR NO. 1082-7

CONFIRMED: Mr. Clarence Krieger 11/27/74

COMMENTS: 2500 Geary Blvd. Vacant land at the time of sale. The street frontage was fully improved, all utilities were available, and there were no outstanding bonds or assessments. Grantee constructed a small drive-in restaurant at an

approximate cost of \$30,000.00, according to Mr. Krieger.



SALES DATA

GRANTOR: Francis F. and Josephine Kellum

GRANTEE: Triumph The Church and Kingdom of God in Christ

ZONING: San Francisco R-4

RECORDING: Book B804, Page 301, File No. W16287

DATE OF DEED: August 27, 1973 DATE OF RECORDING: 8/29/73

TRANS TAX: None

SALE PRICE:

LAND AREA: 2,250 ± sq. ft.

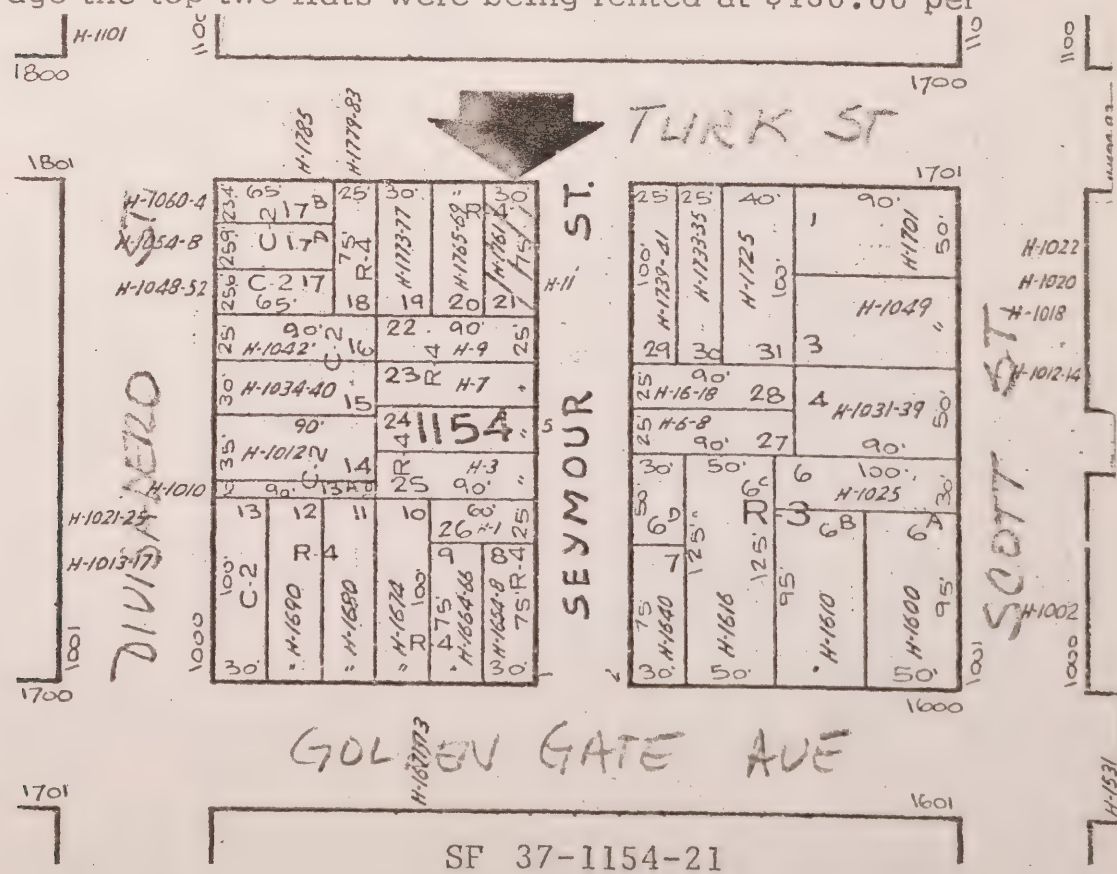
UNIT VALUE:

ASSESSOR NO. 1154-21

CONFIRMED: Rev. Robinson for grantee 9/16/75

COMMENTS: 1761 Turk Street. 3 story building plus a basement. 3 units, 14 rooms and 4,575 sq. ft. Built in 1900. As of summer, 1974 this property was vacant land because a fire destroyed the entire building. The grantee had transferred the property to the grantor previous to this deed to obtain favorable financing to reconstruct a church on this site. The grantor failed and the property was returned to the church in this deed. Prior to the fire, two years ago the top two flats were being rented at \$130.00 per

month and the ground floor was used as the church.



SALES DATA

GRANTOR: Texaco, Inc.

GRANTEE: William A. & Lena Price

ZONING: R-3

RECORDING:

DATE OF DEED: DATE OF RECORDING: 7/17/70

I.R.S.

SALE PRICE: \$54,000.00 D.T. \$46,000 to grantor

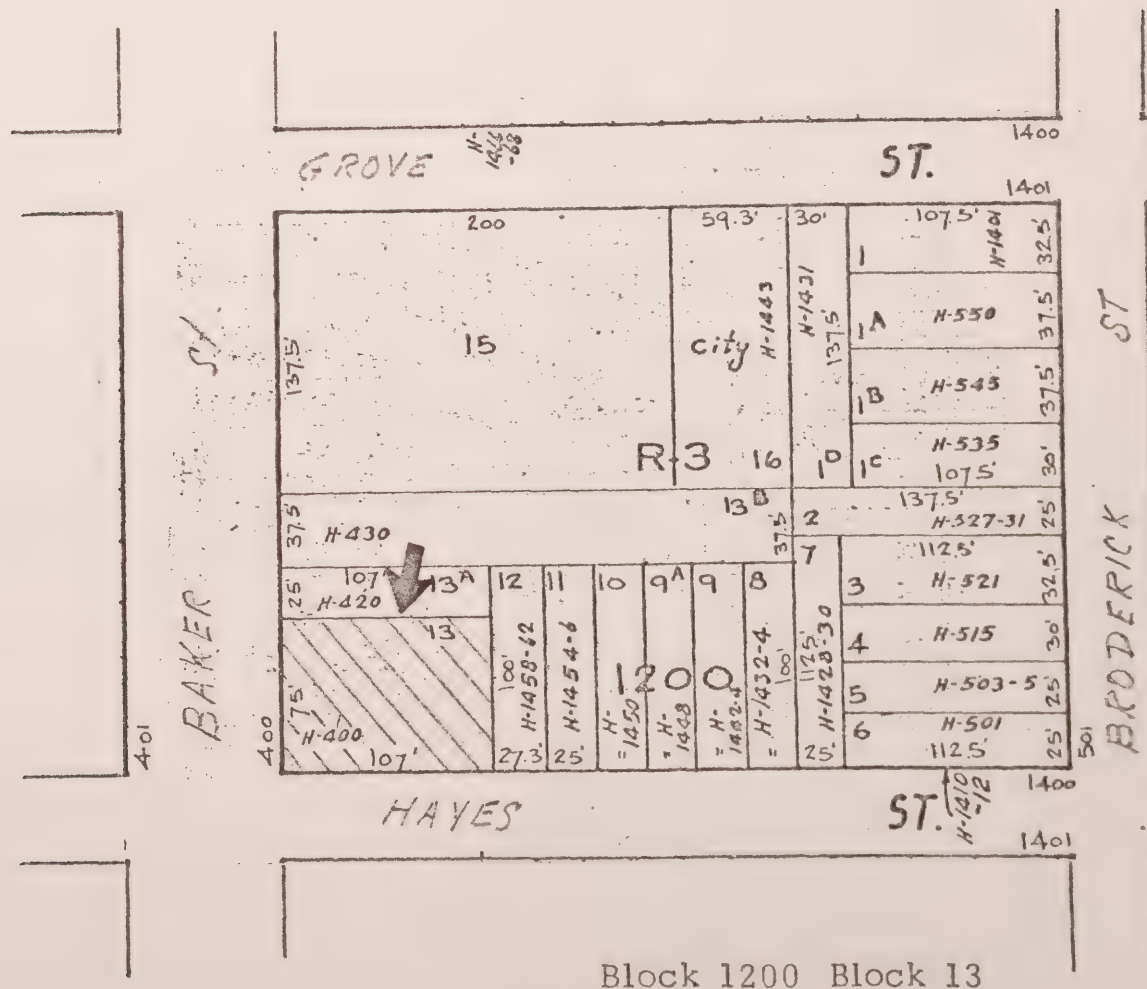
LAND AREA: 75' x 107' 8,025 sq. ft.

UNIT VALUE: \$6.73 per sq. ft.

CONFIRMED: Grantor

ASSESSOR NO. 1200-13

COMMENTS: This site was improved with gasoline service station improvements at the time of sale. Grantee intends to demolish these improvements.



SALES DATA

GRANTOR: McKinley Stores, Inc., a California Corporation

GRANTEE: The New Antioch Baptist Church, a corporation

ZONING: San Francisco C-2

RECORDING: Book B413, Page 170, File No. 48055

DATE OF DEED: February 11, 1970 DATE OF RECORDING: 4/1/70

I.R.S. Non-affixed

SALE PRICE: \$42,000.00

LAND AREA: 6.875 sq. ft.

UNIT VALUE: \$6.11 per sq. ft.

CONFIRMED: Joseph Jones. (Sec. of Trustees) 9/21/71

ASSESSOR NO. 1215-12

COMMENTS: Vacant land. Street frontage fully improved.

STREET

STREET

N

FELL

STREET

BRODERICK

DIVISADERO

181.25'

50'

137.5'

12

Block 1215 Lot 12

SALES DATA

GRANTOR: Edith E. Graham and John P. Perry et ux

GRANTEE: John Malony and Sons Inc.

ZONING: San Francisco C-2

RECORDING: Book B577, Page 573, File No. U30225

DATE OF DEED: October 20, 1971 DATE OF RECORDING: 11/24/71

TRANS TAX: \$41.80 Full Value

SALE PRICE: \$38,000.00 D.T. \$18,000.00 N S

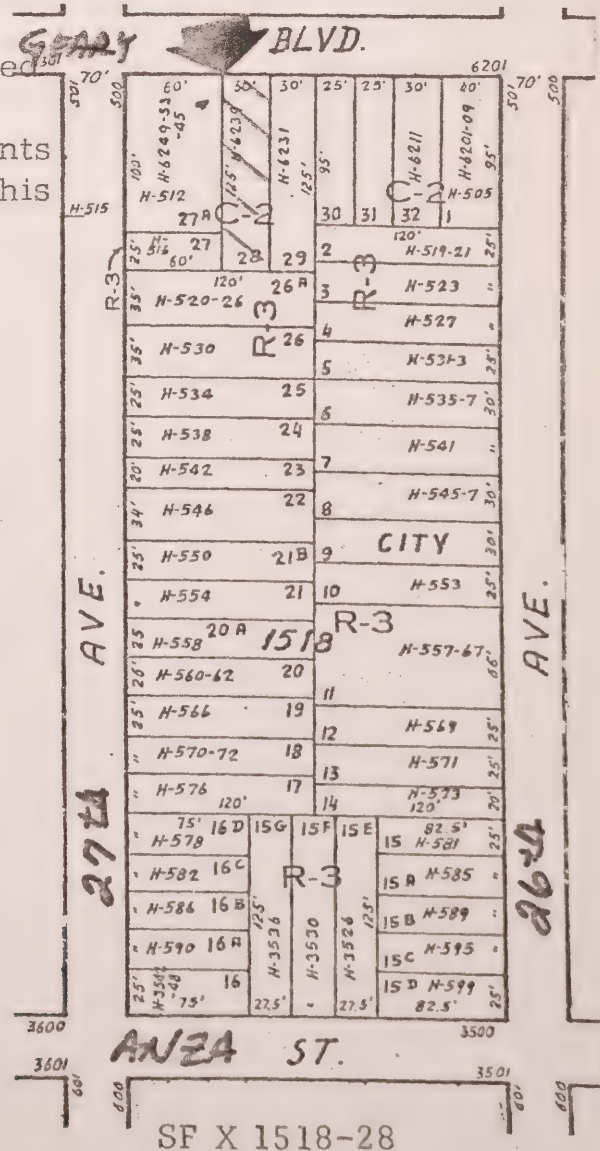
LAND AREA: 3,750 ± sq. ft.

UNIT VALUE: \$10.13 per sq. ft.

ASSESSOR NO. 1518-28

CONFIRMED: Mr. John Maloney 11/27/74

COMMENTS: 6239 Geary Blvd. Vacant lot at time of sale. The frontage was fully improved at the time of sale, but the concrete sidewalk had to be replaced because of its poor condition. Utilities were available and there were no known outstanding bonds or assessments. The grantee later built a six unit apartment building on this property.



RESUME OF RESIDENTIALLY IMPROVED PROPERTY DATA

Sale No.	Date	Rooms/Units	Zoned	Sale Price	Sale Price/room	GRM
12	5/21/74	16/2	R-4	\$41,000.00	\$2,562.00	100
13	5/16/72	16/2	C-2	44,000.00	2,750.00	117
14	5/2/73	11/2	C-2	40,000.00	3,636.00	
15	8/2/73	8/1	R-4	31,000.00	3,875.00	
15A	12/11/73	8/1	R-4	40,000.00	5,000.00	
16	4/2/74	21/3	R-3	72,000.00	3,429.00	
17	4/25/74	16/6	R-3	53,000.00	3,213.00	65
18	4/15/74	18/3	R-3	46,000.00	2,555.00	
19	10/9/74	14/2	R-3	31,000.00	2,214.00	107
20	1/15/74	30/9	R-4	65,000.00	2,167.00	
21	3/12/74	8/1	C-2	22,000.00	2,750.00	
22	8/27/73	10/2	R-4	14,000.00	1,400.00	
23	3/28/74	12/3	R-3	10,000.00	833.33	
24	1/21/74	8/2	R-4	21,500.00	2,687.00	77
24A	4/29/74	8/2	R04	30,000.00	3,750.00	
25	3/2/73	13/3	R-4	35,000.00	2,692.00	108
26	7/2/71	21/3	R-4	45,000.00	2,143.00	69
27	9/23/70	5/1	R-3	29,000.00	5,800.00	
27A	6/24/75	5/1	R-3	52,000.00	10,000.00	
28	8/ /75	5/1	R-3	52,000.00	10,400.00	



SALES DATA

GRANTOR: Matthew Wilson

GRANTEE: Lynn A. Gunderson

ZONING: San Francisco R-4

RECORDING: Book B891, Page 726, File No. W76536

DATE OF DEED: May 21, 1974 DATE OF RECORDING: 5/24/74

TRANS TAX: \$45.00 Full Value

SALE PRICE: \$41,000.00

LAND AREA: 2,888 ± sq. ft.

UNIT VALUE: \$2,562.50 per room

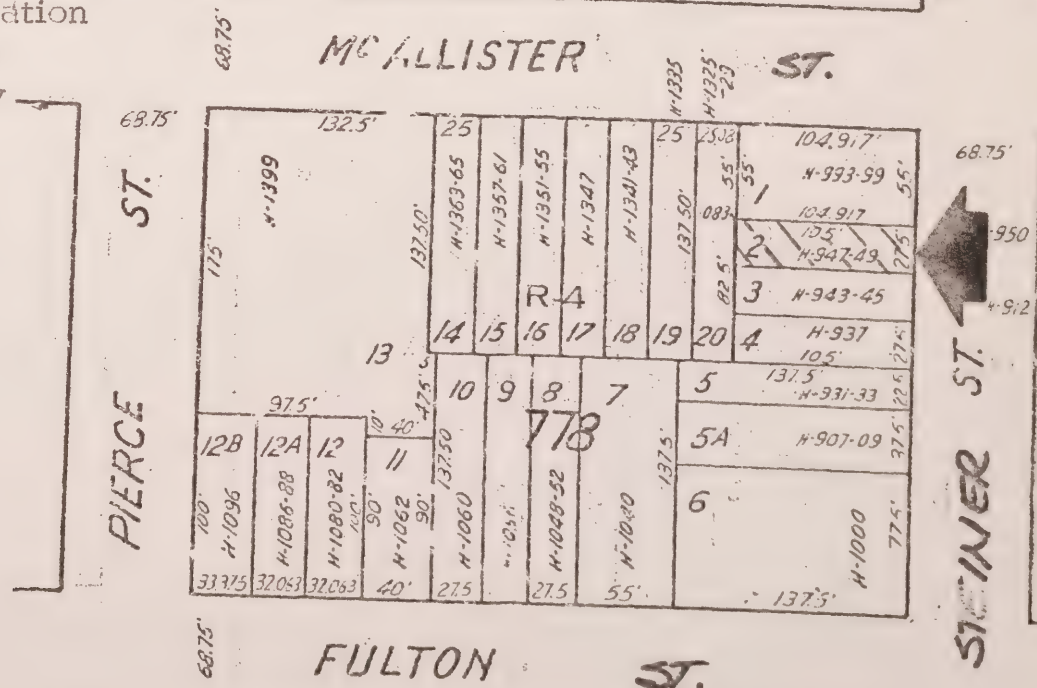
ASSESSOR NO. 778-2

CONFIRMED: Mr. Gunderson 11/24/74

COMMENTS: 947-949 Steiner Street. Improved with an older 3 1/2 story wood frame siding structure, containing 2 living units. The lower two floors contain 9 rooms (5 bedrooms, 2 baths) and are occupied by the grantee. The upper two floors contain 7 rooms (4 bedrooms and 1 1/2 baths) and were rented @ \$175.00 per month at time of sale (present rent

is \$235.00) The building was in average condition, having a new bath in the upper unit but needed rehabilitation including a new roof. An offer of \$49,000.00 for this property deal fell through for lack of financing.

GRM = 100





SALES DATA

GRANTOR: Louis C. Frunzes and David Schick

GRANTEE: William Goldstein and Donald L. Smith

ZONING: City of San Francisco C-2

RECORDING: Book B637, Page 548, File No. U74314

DATE OF DEED: May 9, 1972 DATE OF RECORDING: 5/16/72

TRANS TAX: \$48.40 Equity

SALE PRICE: \$44,000.00 D.T. \$35,000

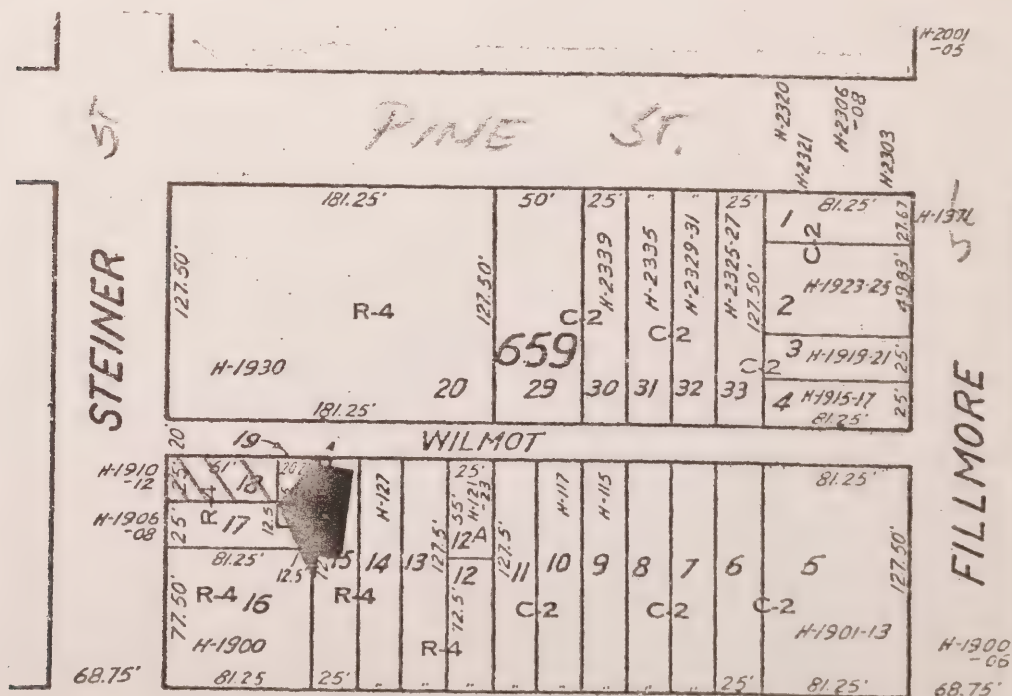
LAND AREA: 1525 sq. ft.

UNIT VALUE: \$2,750.00 per room or \$18.49 per sq. ft. of living area.

ASSESSOR NO. 659-18

CONFIRMED: Mr. Wm. Goldstein 10/21/74

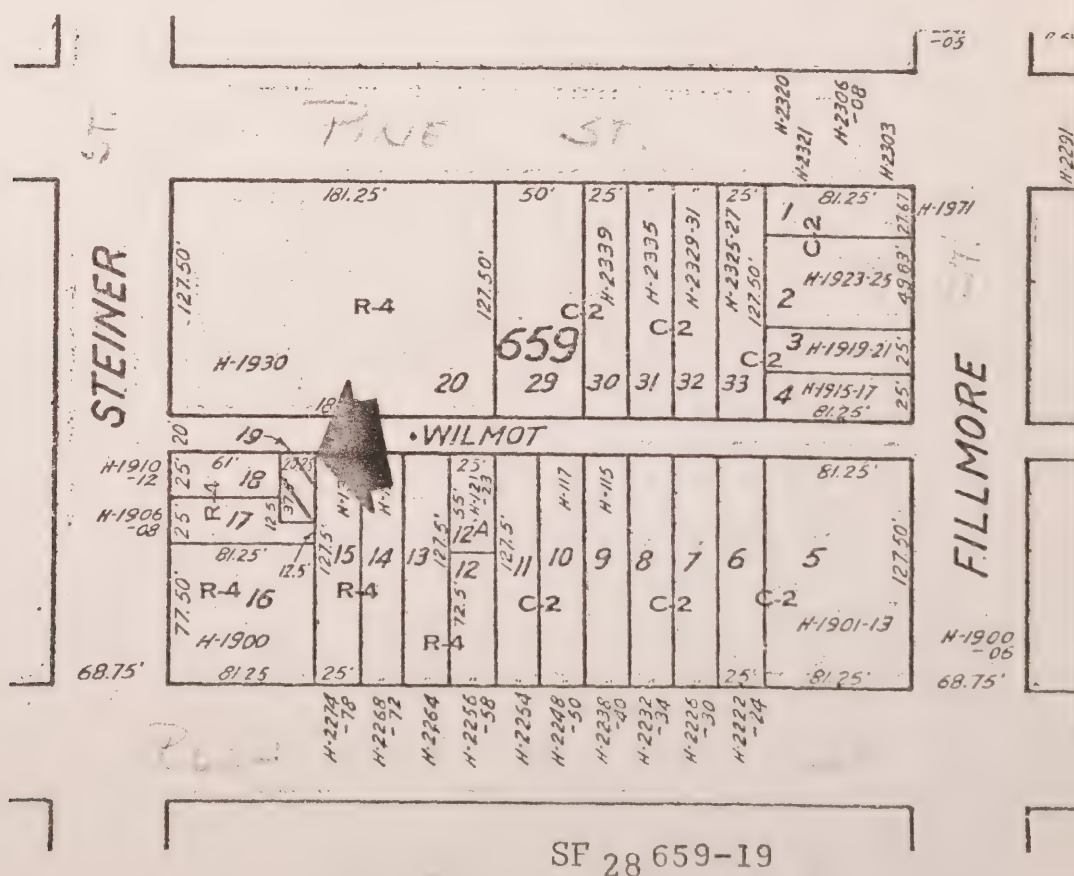
COMMENTS: 1910+12 Steiner Street. 2 family dwelling having:
 1912-7rooms, 1 bedroom and 1 bath-Est. Rent-\$175
 1910-9rooms, 1 bedroom and 1 bath-Est. Rent-\$200
 also Den, and back porch.
 Very poor condition at time of sale. Built in 1900,
 2,380 sq. ft. of living area.
 GRM 117





SALES DATA

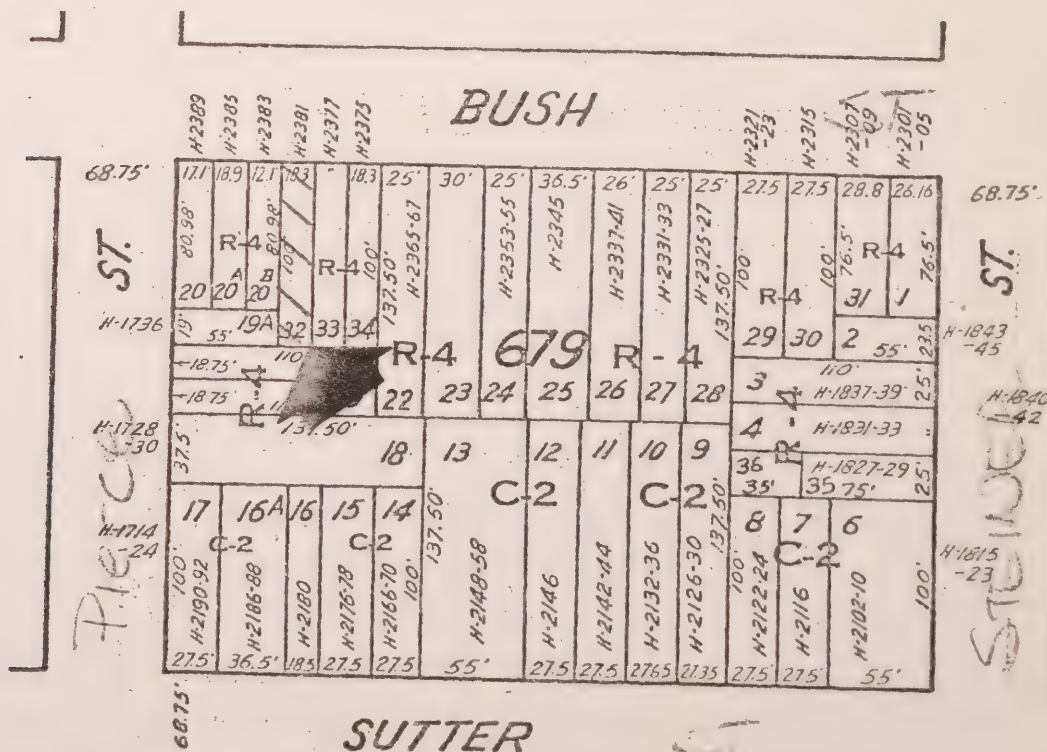
GRANTOR:	Jonathan D. Buckley		
GRANTEE:	Kenneth R. Carpenter and William Gay		
ZONING:	City of San Francisco C-2		
RECORDING:	Book B762, Page 356, File No. V76104		
DATE OF DEED:	May 2, 1973	DATE OF RECORDING: 5/10/73	
TRANS TAX:	\$44.00		
SALE PRICE:	\$40,000.00	D.T. \$16,500	
		D.T. \$15,509	
LAND AREA:	759.38 sq. ft.		
UNIT VALUE:	5,267 sq. ft. = \$3,636.00 per room		
ASSESSOR NO.	659-19	N	S
CONFIRMED:	Mr. Ken Carpenter	8/29/75	
COMMENTS:	131 Wilmot. Formerly this building was a two family residence with 11 rooms, 2 baths and basement. Built in 1900. This house will appear in the October issue of Sunset Magazine. It now has 4 rooms after considerable remodeling by the grantor.		





SALES DATA

GRANTOR:	John Papa	
GRANTEE:	E. Allen and Marsha Gleaser 1/2 interest and Giles Winters 1/2 interest	
ZONING:	City of San Francisco R-4	
RECORDING:	Book B794, Page 394, File No. W09513	
DATE OF DEED:	August 2, 1973	DATE OF RECORDING: 8/7/73
TRANS TAX:	\$34.10	
SALE PRICE:	\$31,000.00	
LAND AREA:	1830 sq. ft.	
UNIT VALUE:	\$16.35 per sq. ft. (\$3,875.00 per room) of living area.	N
ASSESSOR NO.	679-32	
CONFIRMED:	Mrs. Marsha Gleaser	11/27/74
COMMENTS:	2381 Bush. Mrs. Gleaser stated they purchased this 4 bedroom, 2 baths (8 rooms + basement) house to live in. The building was in poor condition because it had been used as a commune before they purchased.	



SALES DATA

GRANTOR: Giles Wineres and Allen and Marsha Gleazer

GRANTEE: Robert and Barbara Selvidge

ZONING: City of San Francisco R-4

RECORDING: Book B835, Page 151, File No. W38054

DATE OF DEED: December 11, 1973 DATE OF RECORDING: 12/14/73

TRANS TAX: \$17.60 Equity

SALE PRICE: \$40,000.00 D.T. \$10,816.97

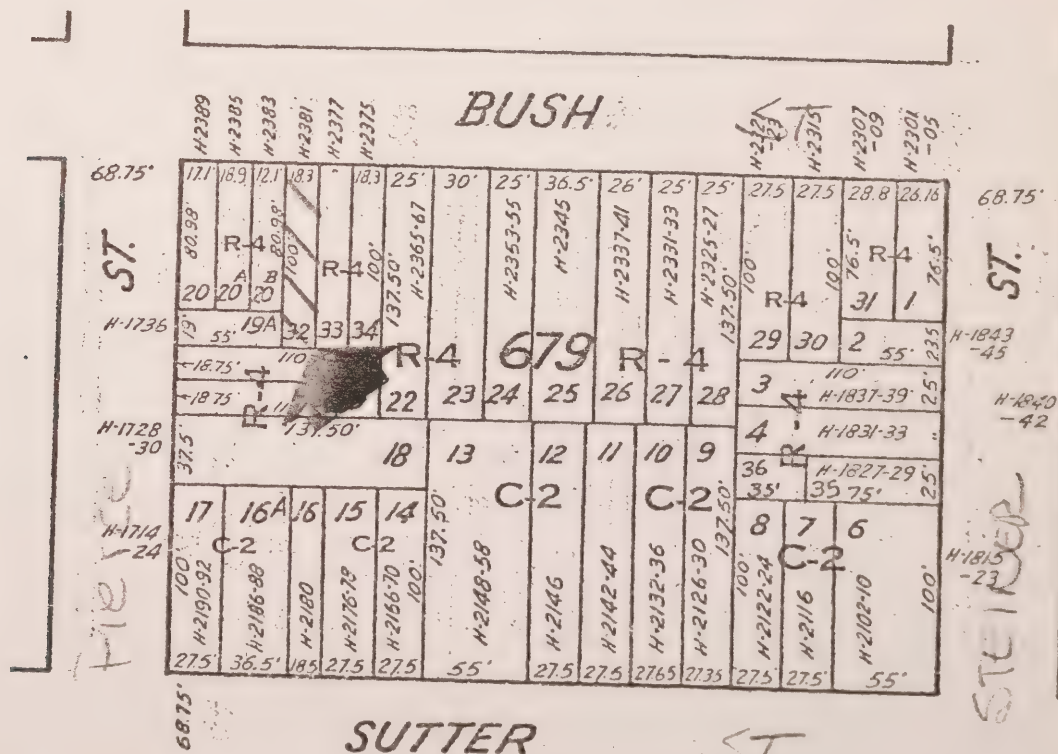
LAND AREA: 1830 sq. ft.

UNIT VALUE: \$21.09 per sq. ft. of living area or (\$5,000 per room.)

ASSESSOR NO. 679-32

CONFIRMED: Mrs. Marsha Gleaser 11/27/74

COMMENTS: 2381 Bush Street. Two story with 8 rooms. 2 baths and 1896 sq. ft. plus basement. Built in 1900. This building was in poor condition when sold. Mrs. Gleaser stated that the Selvidge's were planning to fix the place up for a rental.





SALES DATA

GRANTOR: Keiji Shibata

GRANTEE: Gerald W. Plunker and Jeremy W. Naploha

ZONING: San Francisco R-3

RECORDING: Book B871, Page 590, File No. W62510

DATE OF DEED: April 2, 1974 DATE OF RECORDING: 4/4/74

TRANS TAX: \$79.20 Full Value

SALE PRICE: \$72,000.00 D.T. \$57,600.00

LAND AREA: 4,455.86 ± sq. ft.

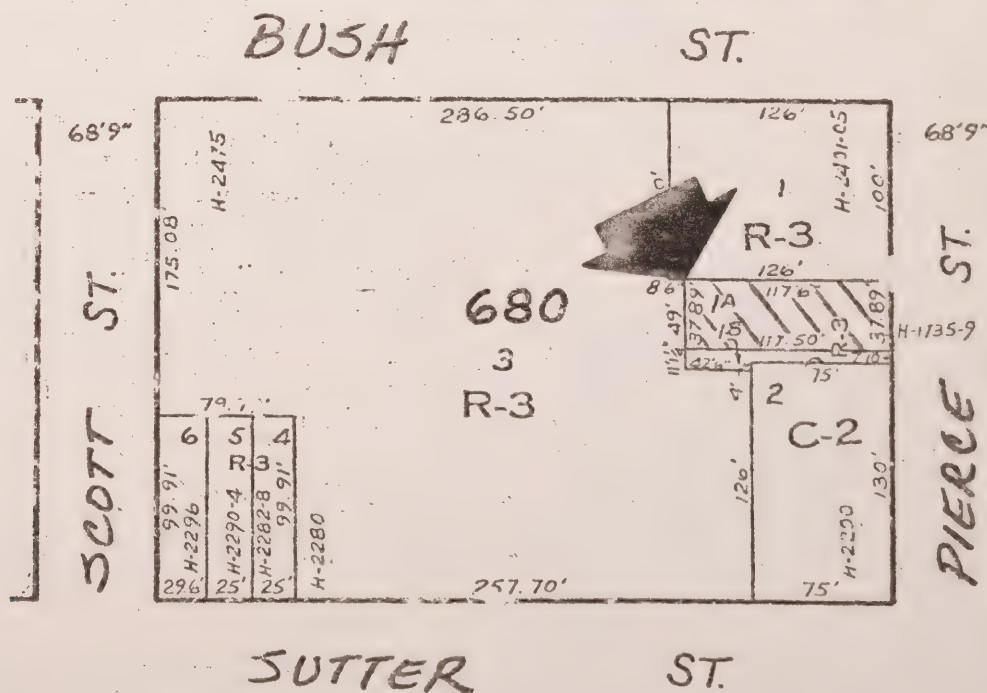
UNIT VALUE: 16.16 ± sq. ft. = \$3,428. 57 per room

ASSESSOR NO. 680-1A

CONFIRMED: Jeremy W. Naploha

COMMENTS: This is a 3 story building plus a basement. 1737-1741 Pierce Street. It contains 29 rooms & 3 baths, 5,700 sq. ft. It was built in 1909. When this house was moved to its present location from Sutter Street in 1917, a concrete perimeter foundation was provided. A prior owner brought the house up to code in 1968 after a threatened condemnation proceeding claiming a non conforming use as a hotel. It was made back into three flats. The basement is ceiled with

concrete and metal to prevent rats. The grantee's presently occupying the residence.





SALES DATA

GRANTOR: Kenneth Hecht and James C. Paras

GRANTEE: Lawrence J. Jacobs et ux

ZONING: San Francisco R-3

RECORDING: Book 881, Page 495, File No. W69364

DATE OF DEED: April 25, 1974 DATE OF RECORDING: 4/30/74

TRANS TAX: \$50.60 Full Value

SALE PRICE: \$53,000.00

LAND AREA: 4,020 ± sq. ft.

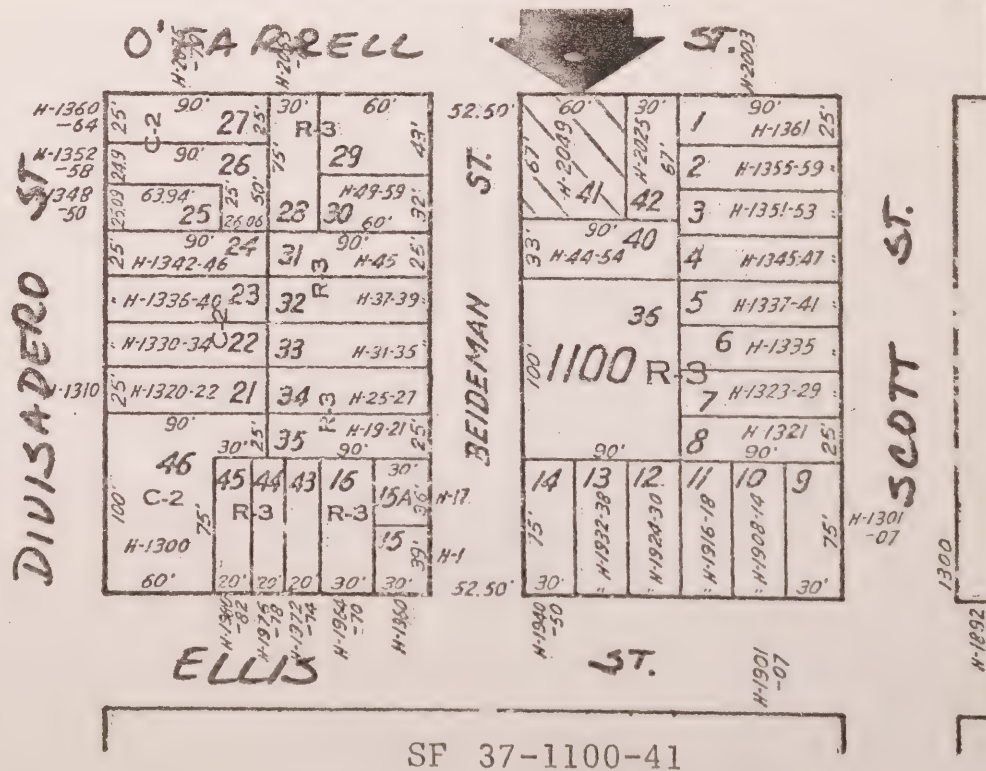
UNIT VALUE: \$13.18 per sq. ft. (\$3,213.50 per room) N S

ASSESSOR NO. 1100-41

CONFIRMED: Mr. Lawrence Jacobs 11/30/74

COMMENTS: 2049 O'Farrell Street. Improved with a 70± year old 2 story Victorian building containing 6 rental units. Two of the units contain 4 rooms (2 bedrooms and 1 bath) and the remaining four units are 2 room studio apartments. At the time of sale the 2 bedroom units were renting for \$165.00 monthly and the Studios were \$120.00 monthly, which indicates a GRM of 5.45. According to the grantee the building was in poor condition and he had a difficult

time collecting some of the rents. He has since rehabilitated the building and gotten rid of the undesirable tenants, but has not raised the rents as he felt they were too high. This building also has a basement but because of its condition it is not usable. It was built in 1900, and contains 3,550 sq. ft.





SALES DATA

GRANTOR: Alan C. Lincoln and Dino J. Boufidis

GRANTEE: Spiro M. Bouphidis

ZONING: San Francisco R-3

RECORDING: Book B875, Page 982, File No. W65590

DATE OF DEED: April 15, 1974 DATE OF RECORDING: 4/17/74

TRANS TAX: \$63.25 Full Value

SALE PRICE: \$46,000.00

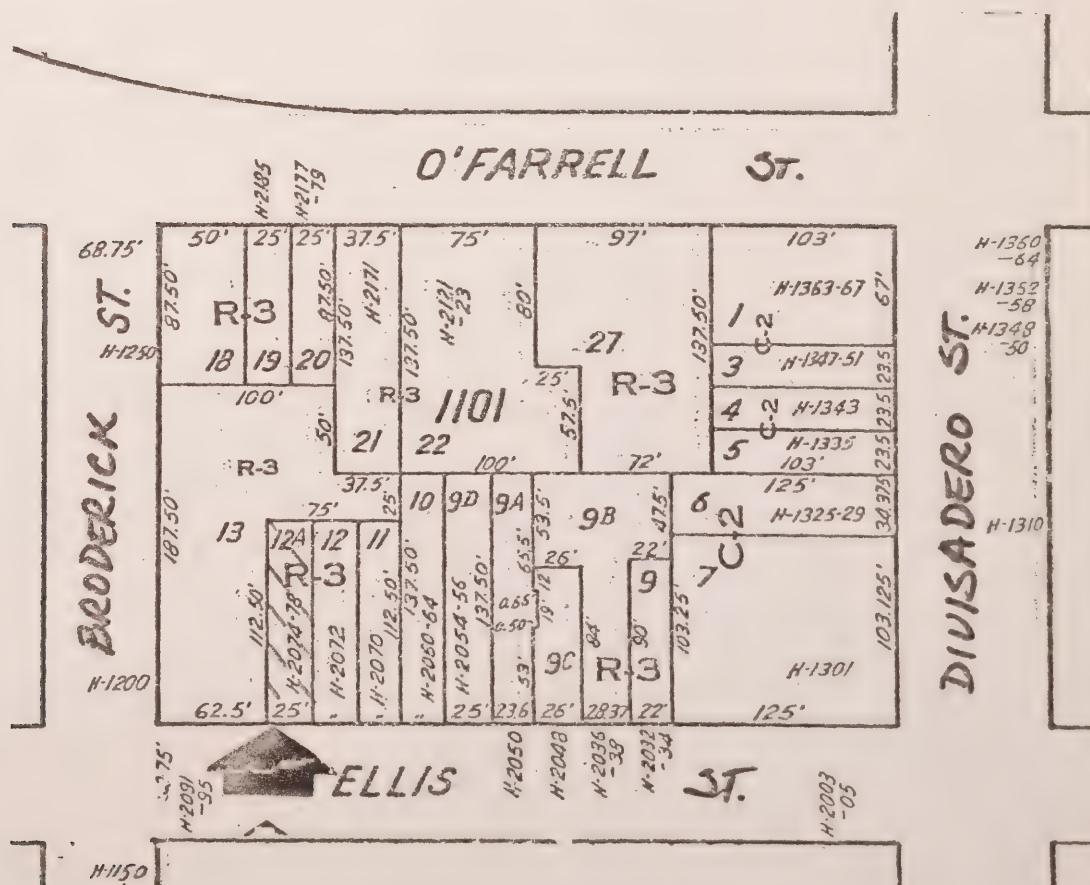
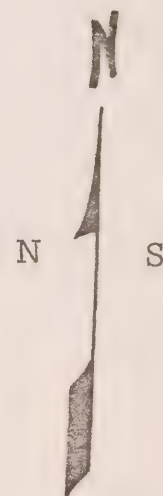
LAND AREA: 2,813 ± sq. ft.

UNIT VALUE: \$16.35 per sq. ft. = \$2,555.00 per room.

ASSESSOR NO. 1101-12A

CONFIRMED: Mr. Dino Boufidis 11/24/74

COMMENTS: 2074-2078 Ellis Street. 3 story building plus basement. 3 units, 18 rooms and 5,160 sq. ft. Building was built in 1907. Not a fair market sale sold to brother.



SF 37-1101-12A



SALES DATA

GRANTOR: Howard and Mary Polk

GRANTEE: Frank E. and Olga Lembi

ZONING: San Francisco R-3

RECORDING: Book B940, Page 496, File No. X24178

DATE OF DEED: October 9, 1974 DATE OF RECORDING: 10/16/74

TRANS TAX: \$34.10 Full Value

SALE PRICE: \$31,000.00 D.T. \$26,000.00

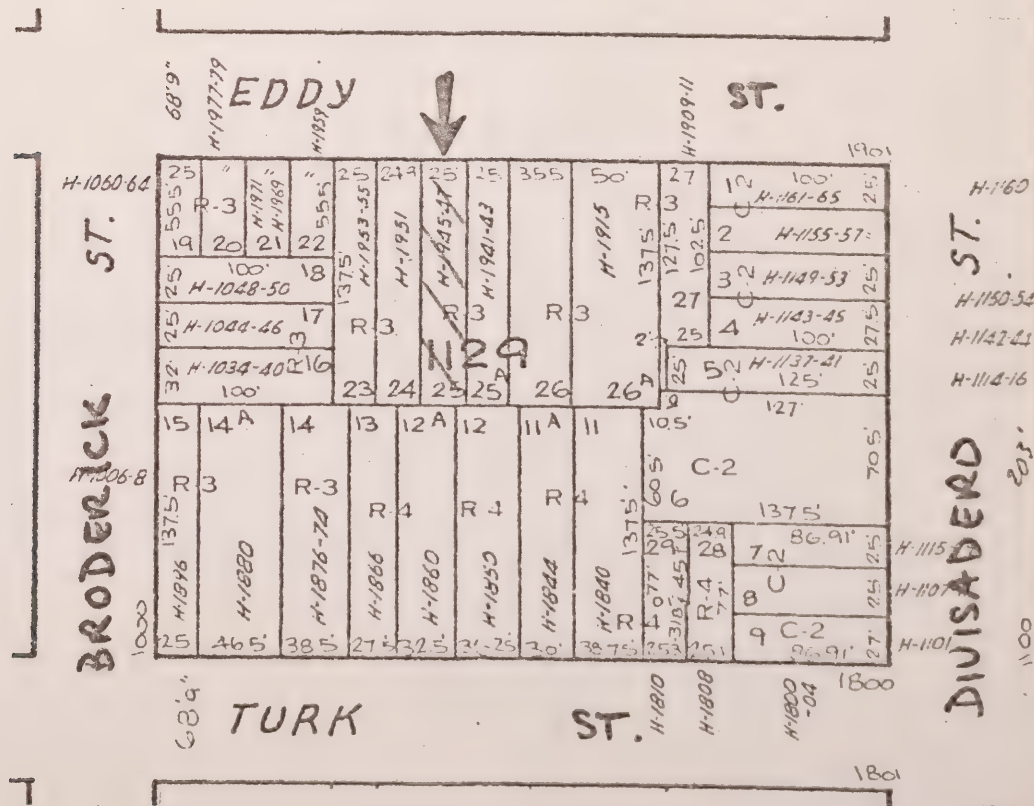
LAND AREA: 3437.5 ± sq. ft.

UNIT VALUE: \$9.02 per sq. ft. land = \$2,214.00 per room

ASSESSOR NO. 1129-25

CONFIRMED:

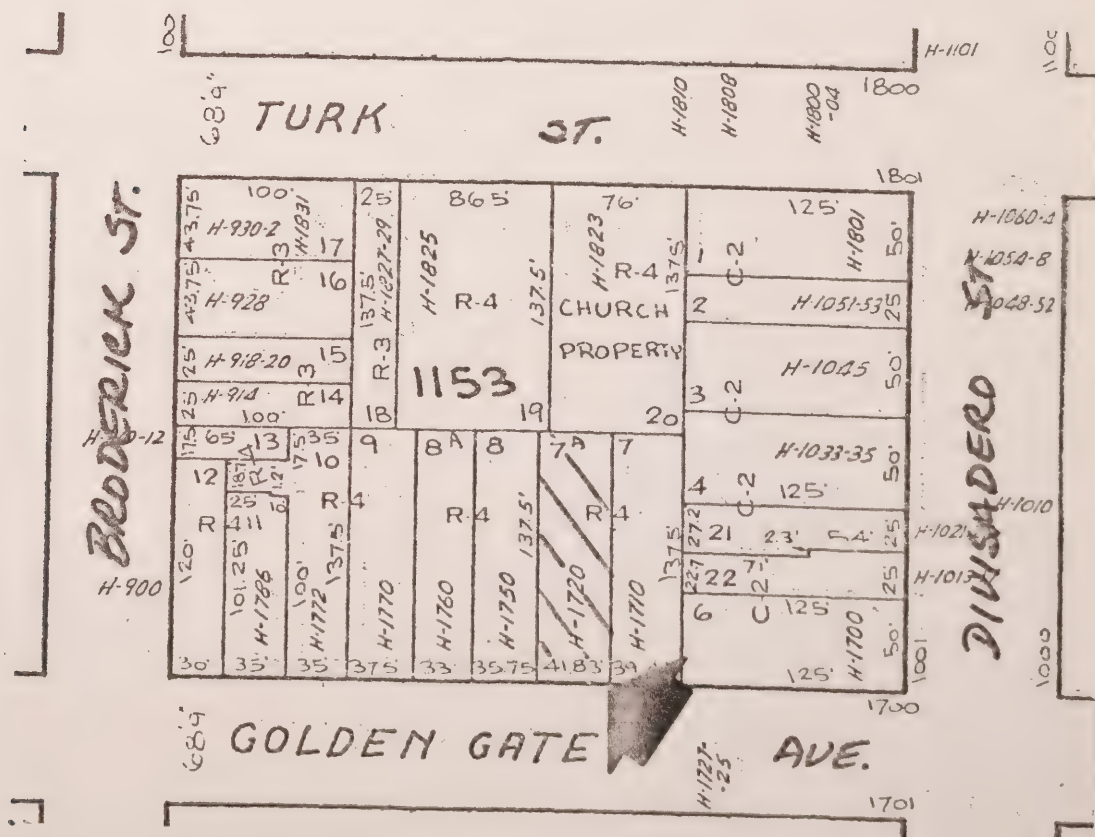
COMMENTS: 1945 Eddy Street. Improved with a two story (plus basement) building containing 2 units. This structure has 14 rooms, 2 baths, no garages 3,150 ± sq. ft. of living space, and was built about 1900. Estimated rent \$145.00 each = GRM 107





SALES DATA

GRANTOR:	American Savings and Loan Association	
GRANTEE:	David R. Buell, Tommy H. Tanaka, Donald C. Hageman	
ZONING:	San Francisco R-4	
RECORDING:	Book B846, Page 30, File No. W45130	
DATE OF DEED:	January 15, 1974	DATE OF RECORDING: 1/18/74
TRANS TAX:	\$71.50	Full Value
SALE PRICE:	\$65,000.00	D.T. \$58,500.00
LAND AREA:	5,752 ± sq. ft.	
UNIT VALUE:	\$11.30 per sq. ft. (\$2,166.66 per room)	
ASSESSOR NO.	1153-7A	
CONFIRMED:	Mr. Bill Jones, for grantor	11/27/74
COMMENTS:	1720 Golden Gate. 3 story building, 9 units 30 rooms and 5,265 sq. ft. Building was built in 1900. 9 baths, no garages 5,265 ± sq. ft. of living space and Mr. Jones stated that this building was in average condition at the time of sale.	



SF 37-1153-7A



SALES DATA

GRANTOR: Rudy L. Schwampe et ux

GRANTEE: Marafell Corp.

ZONING: San Francisco C-2

RECORDING: Book B865, Page 230, File No. W58216

DATE OF DEED: March 12, 1974 DATE OF RECORDING: 3/19/74

TRANS TAX: \$24.20 Full Value

SALE PRICE: \$22,000.00

LAND AREA: 2,250± sq. ft.

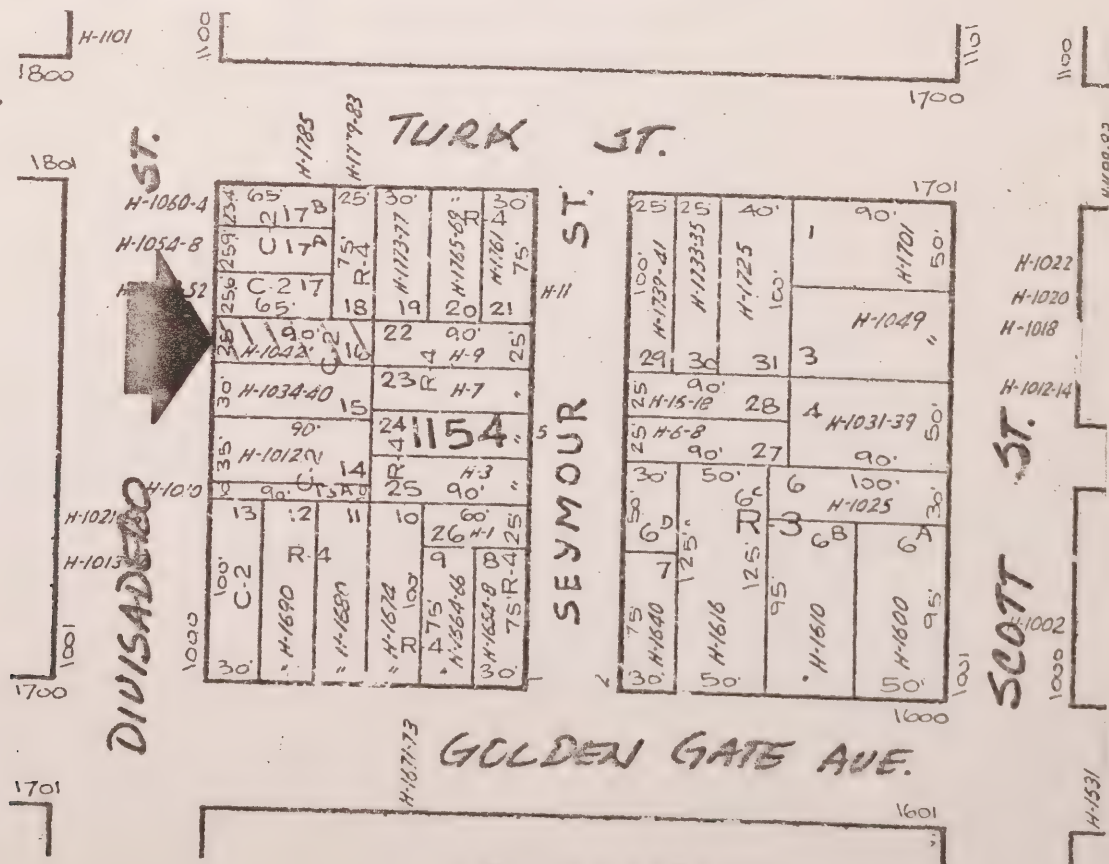
UNIT VALUE: \$2,750.00 per room

ASSESSOR NO. 1154-16

CONFIRMED: Mr. Schlesenger, Saxe Realty 11/25/74

COMMENTS: 1042 Divisadero Street. Improved with a two story single family residence dwelling containing 8 rooms (4 bedrooms and 1 1/2 baths) This is a wood frame wood siding structure and has a one car garage. This property was in fair to poor condition and was not rented at the time. This property has been completely remodeled including a complete

modern kitchen and 220 wiring and is listed @ \$59,500.00 by Saxe Realty.





SALES DATA

GRANTOR: Kenneth Wurch

GRANTEE: Jack W. Simonton

ZONING: San Francisco R-4

RECORDING: Book B803, Page 252, File No. W15492

DATE OF DEED: August 27, 1973 DATE OF RECORDING: 8/29/73

TRANS TAX: \$15.40 Full Value

SALE PRICE: \$14,000.00

LAND AREA: 2,250±sq . ft.

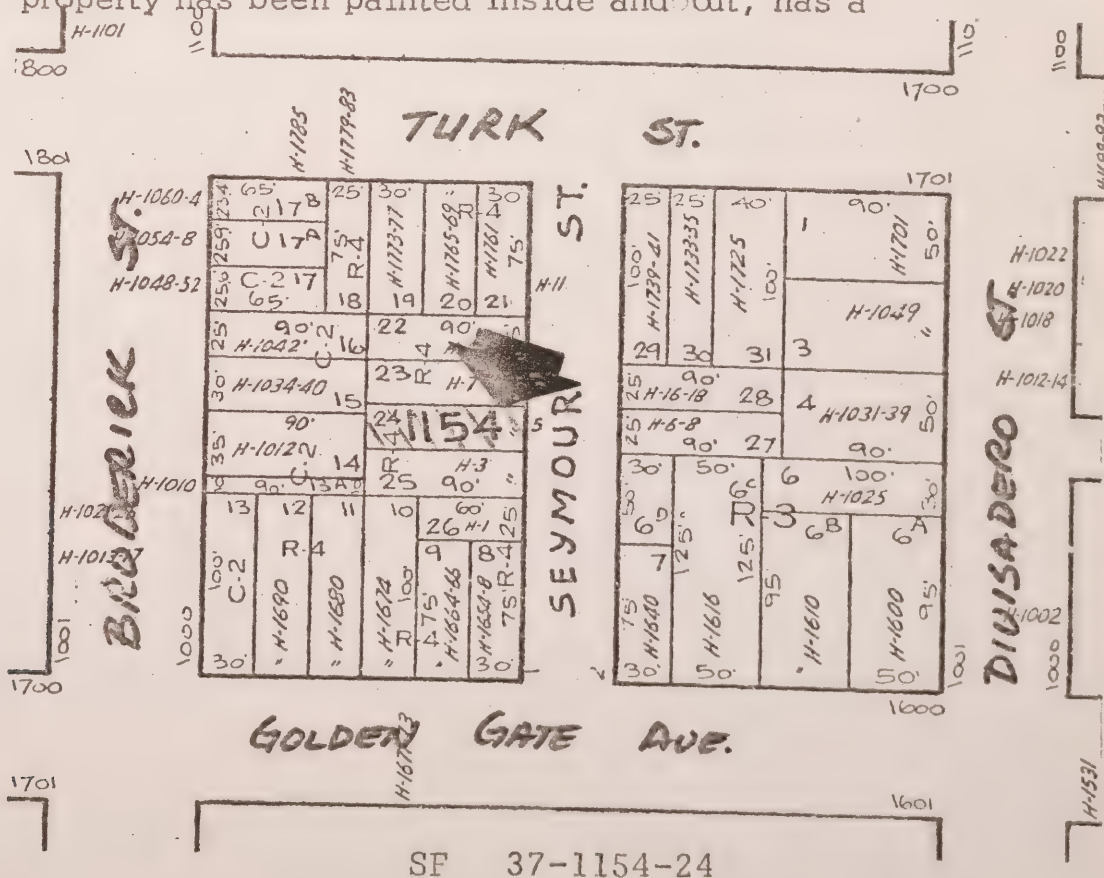
UNIT VALUE: \$1,400.00 per room

ASSESSOR NO. 1154-24

CONFIRMED: Mr. Schlesenger, Saxe Realty 11/25/74 N S

COMMENTS: 5 Seymour Street. Improved with an older 3 story building containing 2 living units plus a nonconforming unit in the attic. The two units have 5 rooms each (2 bedrooms and 1 bath) and the attic unit has 3 rooms (1 bedroom and 1 bath). Property also has a 2-car parking garage. This property was in fair to poor condition at the time of sale and was not rented. This property has been painted inside and out, has a

projected monthly income of \$445.00. It is listed @ \$31,500.00 by Saxe Realty.





SALES DATA

GRANTOR: Great Western Savings and Loan Assoc.

GRANTEE: Michael Deems

ZONING: San Francisco R-3

RECORDING: Book B868, Page 718, File No.

DATE OF DEED: DATE OF RECORDING: 3/28/74

TRANS TAX: None DT. \$8,000.00

SALE PRICE: \$10,000.00

LAND AREA: 2,875 ± sq. ft.

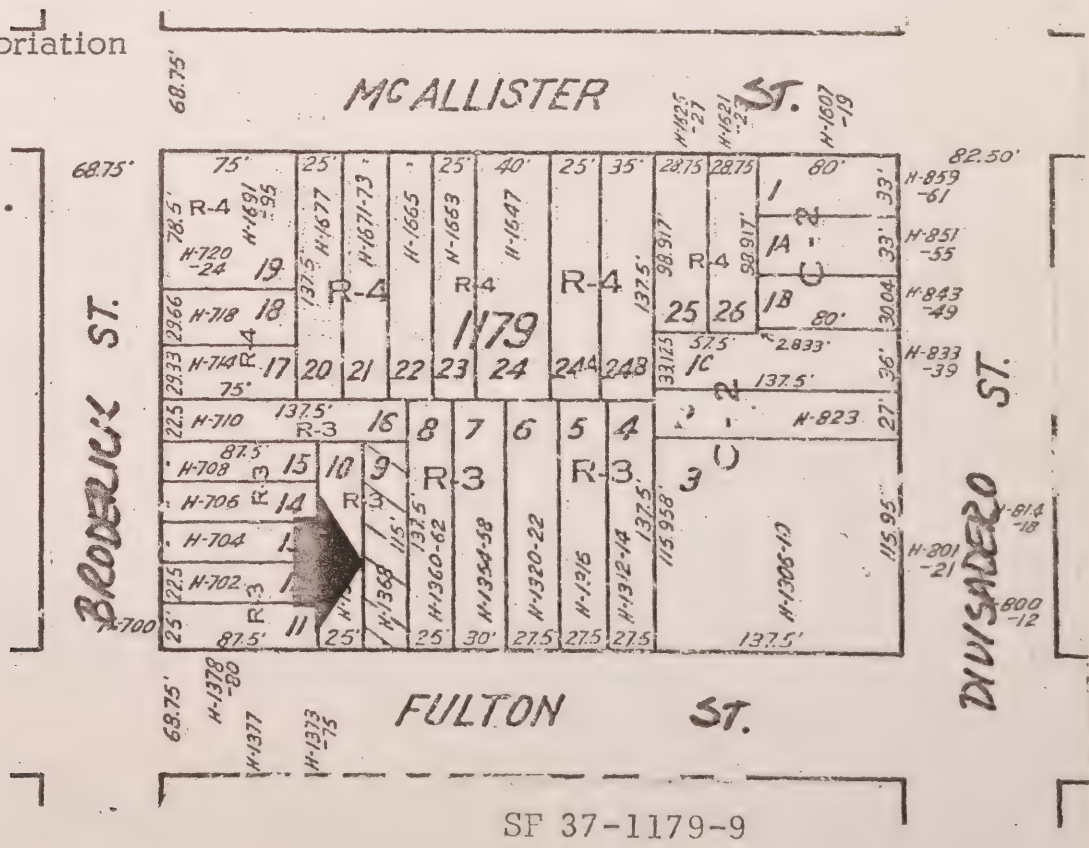
UNIT VALUE: \$4.00 per sq. ft. of living area or \$833.33 per room

ASSESSOR NO. 1179-19

CONFIRMED: Mr. Workman for grantor 11/27/74

COMMENTS: 1368 Fulton Street. Improved with a 4 story Victorian type building. Built approximately in 1900 the structure is wood frame wood siding, with pine floors, gravity heat, and primarily brick foundation. The building has 12 rooms, unknown bedrooms and 3 full baths and contains 2, 500 ± sq. ft. This property was sold "as is". According to the grantor this property had been condemned by the San Francisco

Health Dept. with 41 violations and extreme deterioration such as a poor roof and not adequate support of porches and stairs. Contains 3,720 sq. ft. and was built in 1900.





SALES DATA

GRANTOR: Benoit B. Barker et ux

GRANTEE: Howard Gaddy et ux

ZONING: San Francisco R-4

RECORDING: Book B846, Page 985, File No. W45772

DATE OF DEED: January 21, 1974 DATE OF RECORDING: 1/22/74

TRANS TAX: \$23.65 Full Value

SALE PRICE: \$21,500.00 D.T. \$20,000.00

LAND AREA: 3,438 ± sq. ft.

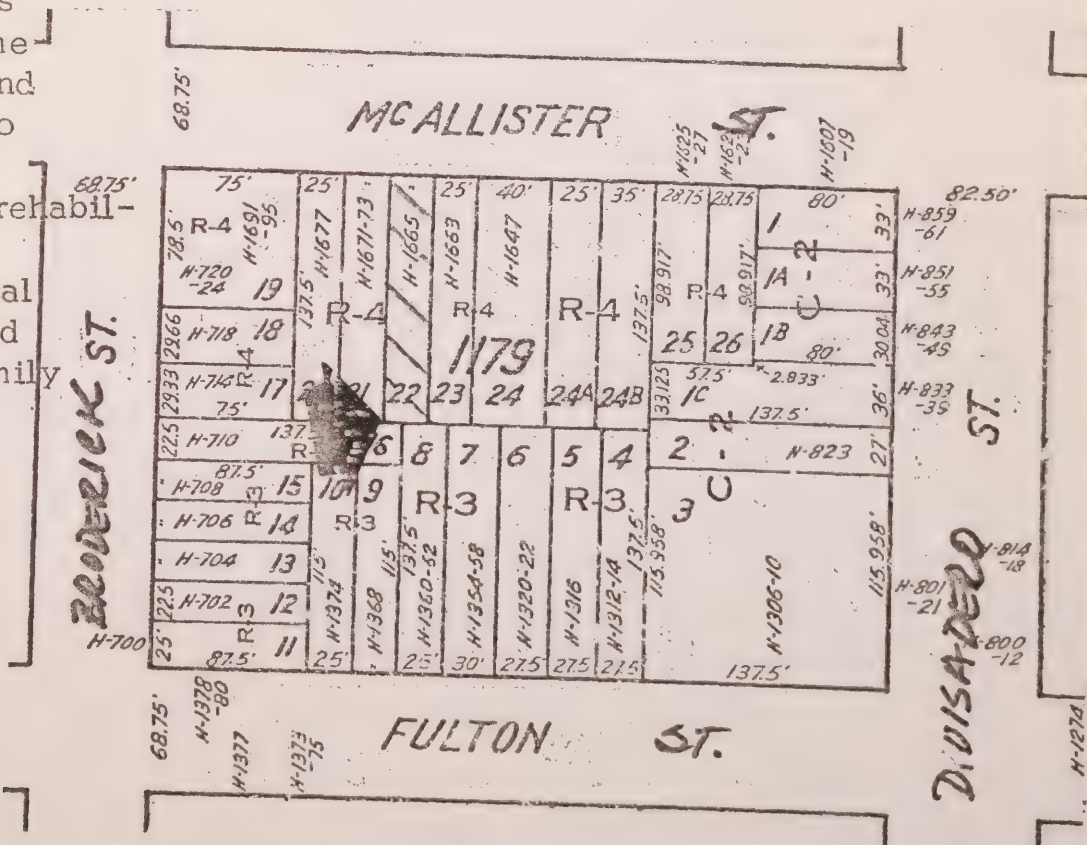
UNIT VALUE: \$6.25 per sq. ft. or \$2,687.50 per room

ASSESSOR NO. 1179-22

CONFIRMED: Mr. Howard Gaddy 11/30/74

COMMENTS: 1665 McAllister Street. Improved with an older 3 story building containing 2 rental units and a one car garage. The lower unit contained 4 rooms (2 bedrooms and 1 bath) and was rented @ \$140.00 per month, while the upper unit contained 4 rooms (2 bedrooms and 1 bath) and was also rented @ \$140.00 per month. The building was in fair condition at the time of sale. The income indicates a GRM of 6.4. The grantee

stated that this building was not legally a two-unit income property, so he converted and rehabilitated the structure to a single family residence. The cost of conversion and rehabilitation was approximately \$3,500.00 excluding personal labor. The grantee then sold this property as a single family residence in June, 1974 for \$30,000.00..



SALES DATA

GRANTOR: Howard Gaddy

GRANTEE: Enoch L. Hagler et ux

ZONING: San Francisco R-4

RECORDING: Book B882, Page 696, File No. W70179

DATE OF DEED: April 29, 1974 DATE OF RECORDING: 5/2/74

TRANS TAX: \$33.00 Full Value

SALE PRICE: \$30,000.00 D.T. \$22,500.00

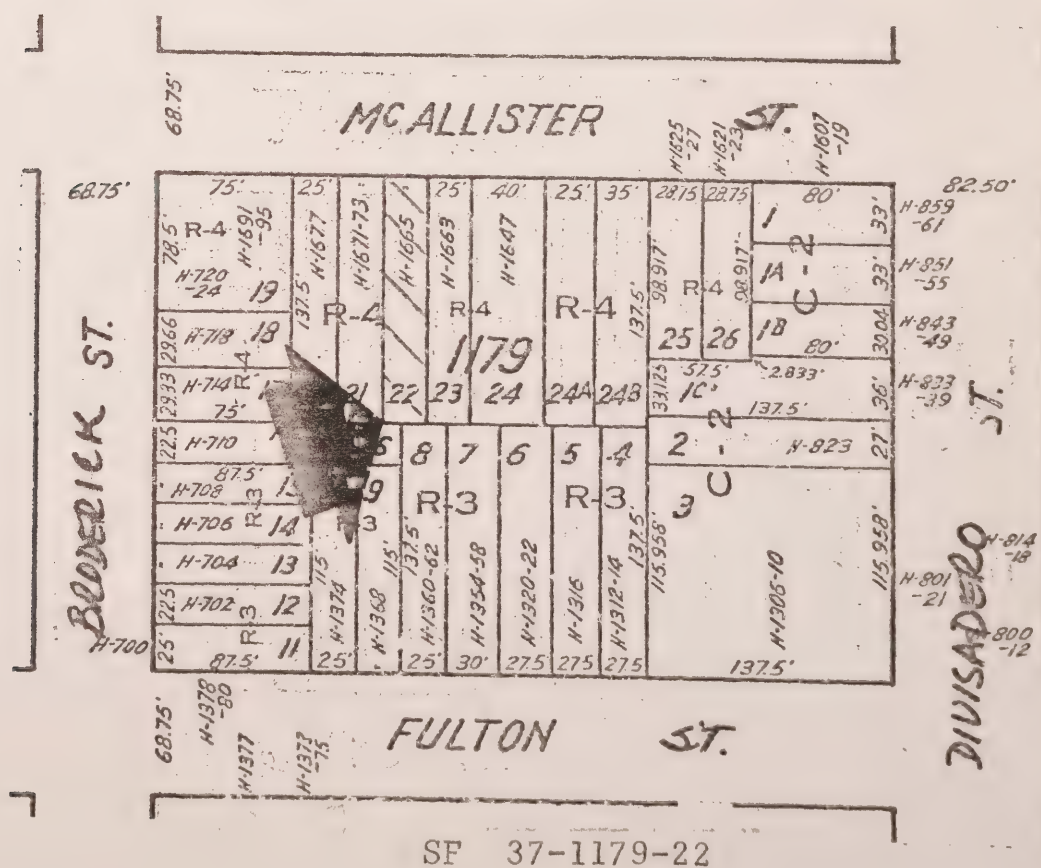
LAND AREA: 3,438 ± sq. ft.

UNIT VALUE: \$8.73 per sq. ft. = \$3,750.00 per room

ASSESSOR NO. 1179-22

CONFIRMED: Mr. Howard Gaddy 11/30/74 N S

COMMENTS: 1671-1673 McAllister Street. 2 story plus a basement. Contains 8 rooms and 2,300 sq. ft. Built in 1900. The grantor stated that while this was a purchase (1-21-74) it was non conforming. Mr. Gaddy converted and rehabilitated this structure to a single family residence at a cost of approximately \$3,500 (excluding personal labor.)





SALES DATA

GRANTOR: Elvin Holland

GRANTEE: Alton W. Gooch et ux

ZONING: San Francisco R-4

RECORDING: Book B739, Page 397, File No. 60274

DATE OF DEED: March 2, 1973 DATE OF RECORDING: 3/14/73

TRANS TAX: \$38.50

SALE PRICE: \$35,000.00 D.T. \$34,850

LAND AREA: 3,768 ± sq. ft.

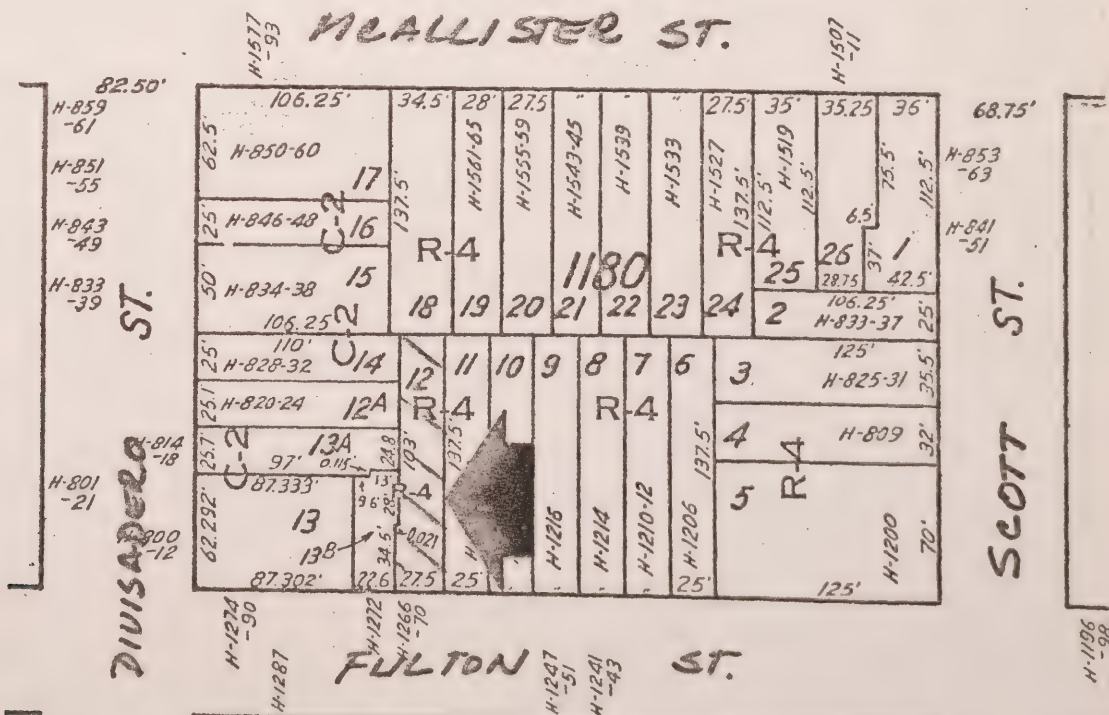
UNIT VALUE: \$2,692.31 per room

ASSESSOR NO. 1180-12

CONFIRMED: Mr. Holland 11/24/74

COMMENTS: 1266-1270 Fulton Street. Improved with an older 4 story building containing 3 rental units and a one car garage. The lower two units contained 4 rooms each (2 bedrooms and 1 bath) and the upper floor contained 5 rooms (3 bedrooms and 1 bath). At the time of sale the building was in average condition having a fairly new roof, the 4 room units were renting for \$150.00 each per month, and the upper 5 room unit was rented @ \$175.00 per month.

This income would indicate a
108 GRM. Contains 5,589
sq. ft. Built in 1900.





SALES DATA

GRANTOR: St. Dominics Priory of San Francisco, a corporation

GRANTEE: Edward Estreito, a single man

ZONING: San Francisco R-4

RECORDING: Book B538, Page 52, File No. U 1409

DATE OF DEED: July 2, 1971 DATE OF RECORDING: 7/7/71

I.R.S. \$49.50

SALE PRICE: \$45,000.00 D.T. \$40,500.00 to grantor

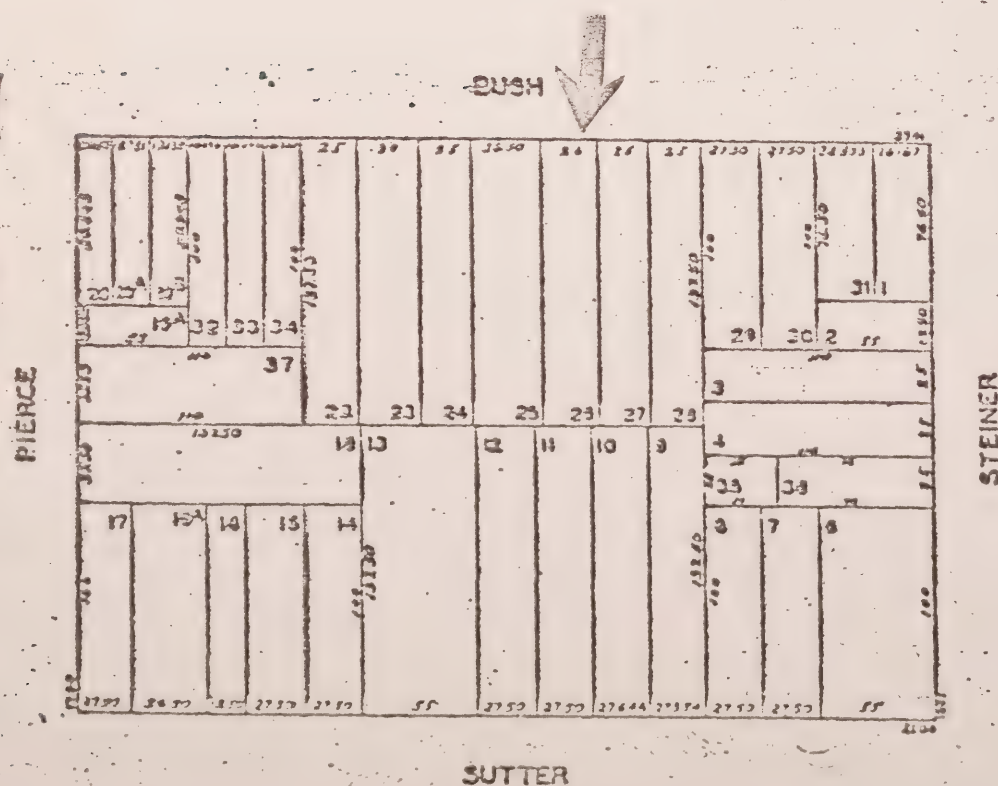
LAND AREA: 3,575 sq.ft. (26' x 137.5')

UNIT VALUE: \$12.59 per sq. ft. of land -\$2,142.86 per room

CONFIRMED: Grantor

ASSESSOR NO. 679-26

COMMENTS: Three family dwelling - 3-7 room flats. Built about 1890.
Building area 5160± sq. ft. Wood frame building with
basement. Garage in basement.
2337, 39 & 41 Bush Street
Rent estimated 2 x 225 & 1 x 200 = 650.00 = 69



Block 679 Lot 26



SALES DATA

GRANTOR: George R. Marsh

GRANTEE: Fred J. Miller

ZONING: San Francisco R-3

RECORDING: Book 458B, Page 546, File No. T16416

DATE OF DEED: September 23, 1970 DATE OF RECORDING: 10/1/70

TRANS TAX: \$31.90

SALE PRICE: \$29,000.00

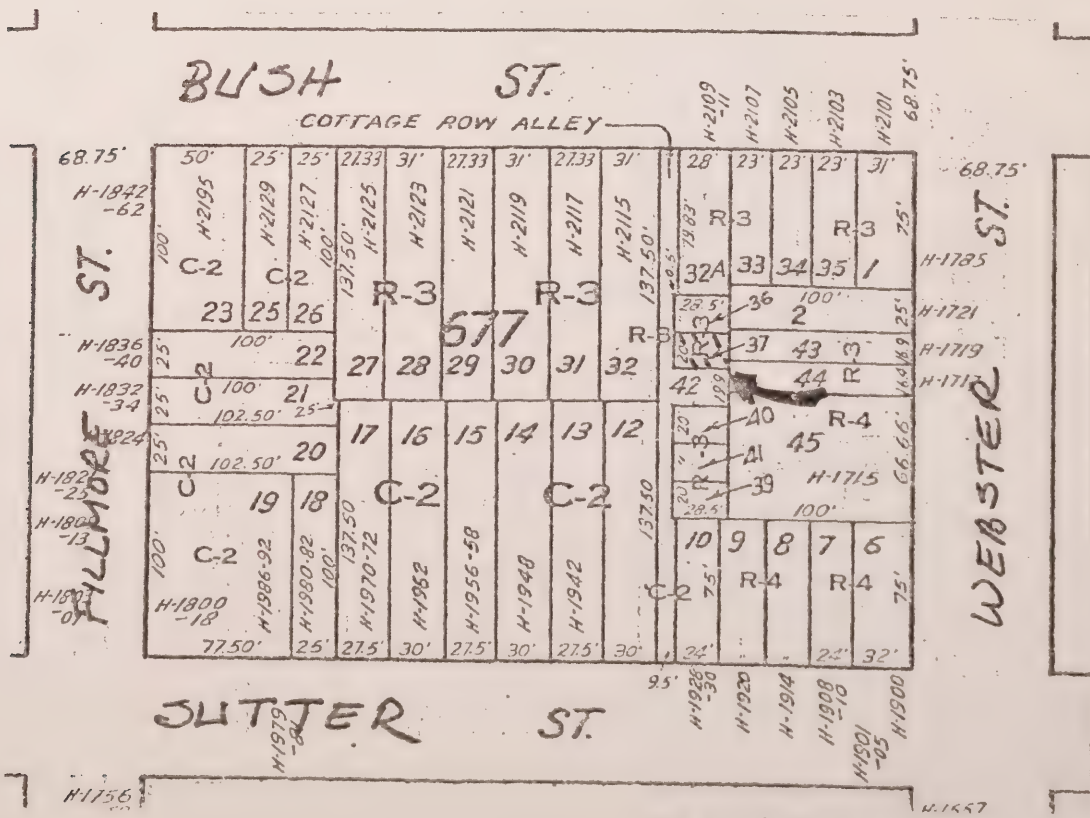
LAND AREA: 20' x 28.5' = 570 sq. ft.

UNIT VALUE: \$5,800.00 per room

ASSESSOR NO. 677-37

CONFIRMED: County Records

COMMENTS: #5 Cottage Row. Two story wood frame row house residence with basement. Five rooms and 1 bath.



SALES DATA

GRANTOR: Fred Miller

GRANTEE: William J. Ducas

ZONING: San Francisco R-3

RECORDING: Book C-34 Page 472, File No.

DATE OF DEED: DATE OF RECORDING: 6/24/75

TRANS TAX: \$57.20

SALE PRICE: \$52,000.00 D.T. \$33,000.00

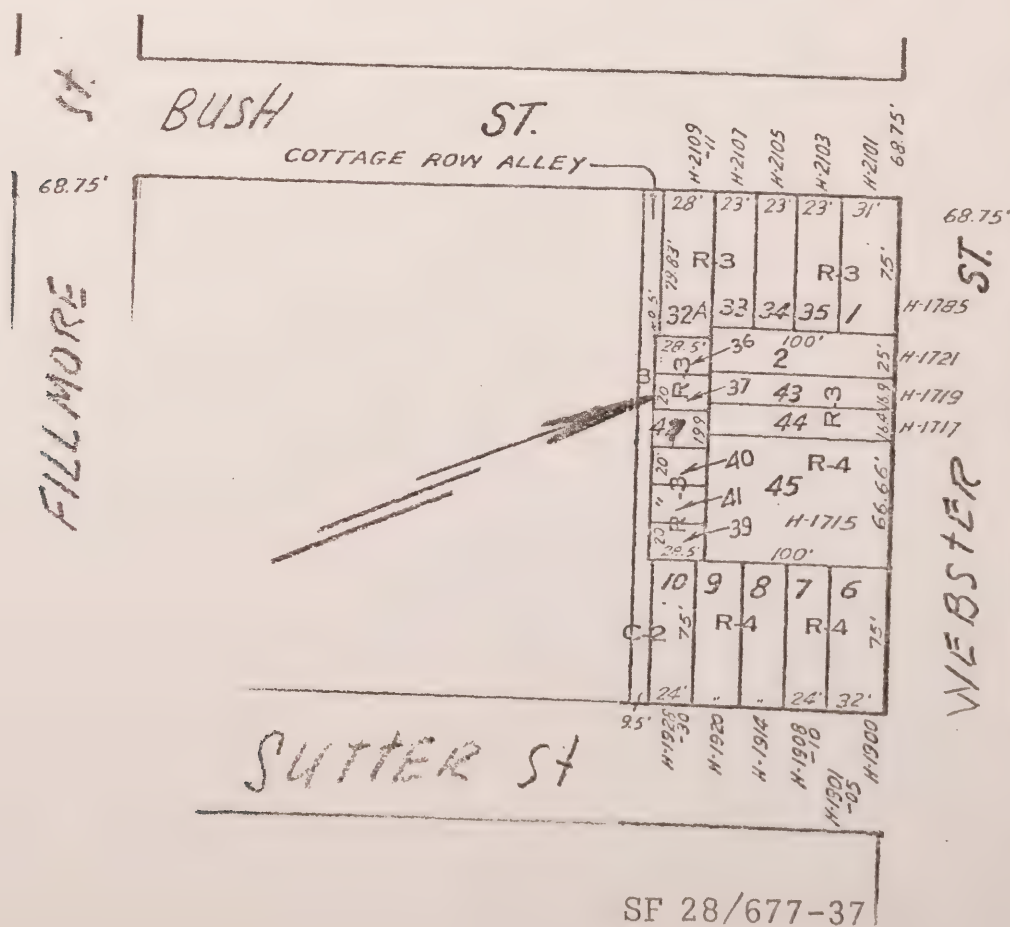
LAND AREA: 20.2' x 28.5' = 576 sq. ft.

UNIT VALUE: \$10,400.00 per room (\$51.64 per sq. ft. residential area)

CONFIRMED: County Records

ASSESSOR NO. 677-37

COMMENTS: #5 Cottage Row. Two story wood frame row house residence with basement. This building had been extensively remodelled at the time of sale. 5 rooms-1 bath.





SALES DATA

GRANTOR: Roger C. Stoehn, a single man

GRANTEE: Unknown

ZONING: R-3 City of San Francisco

RECORDING: Book Page File No.

DATE OF DEED: In Escrow 8/75 DATE OF RECORDING:

TRANS TAX:

SALE PRICE: \$52,000.00

LAND AREA: 19.9' x 28.5' = 567 sq. ft.

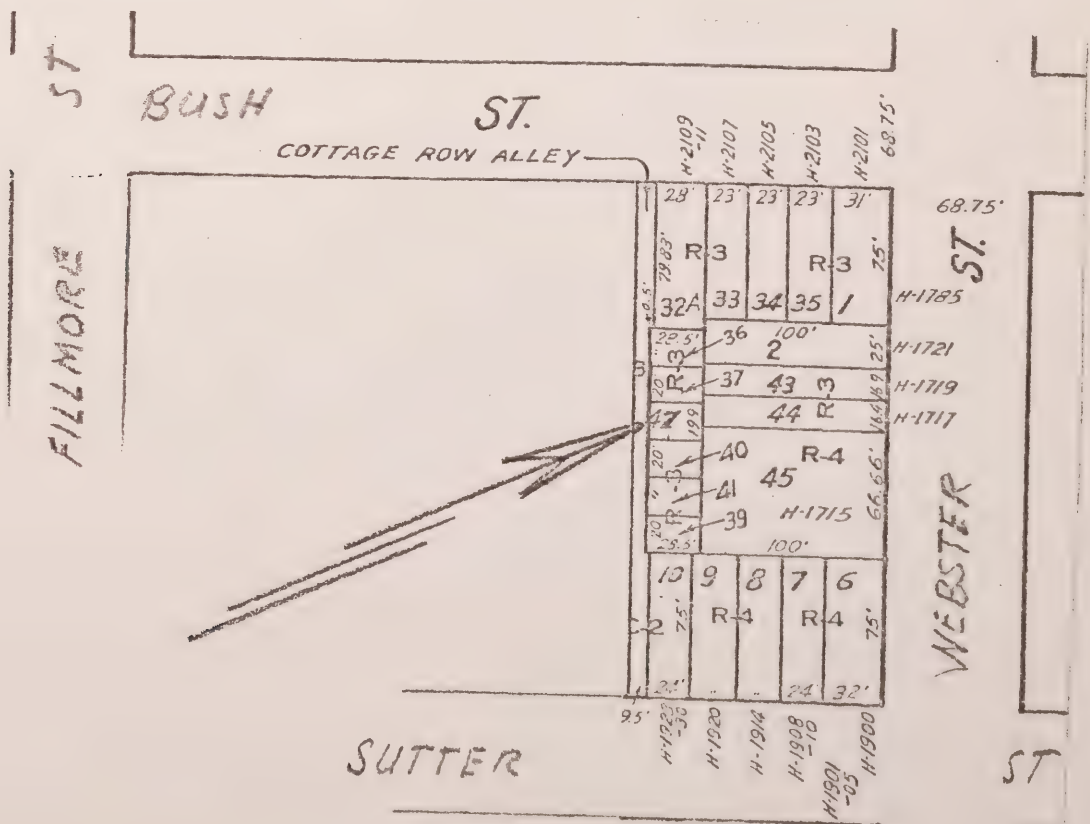
UNIT VALUE: \$10,400.00 per room

CONFIRMED:

ASSESSOR NO.

COMMENTS:

#4 Cottage Row. This improvement is a two story wood frame row house residence. Built about 1900. The realtor who is handling this transaction has indicated that of the above sale price approximately \$9,000.00 is to be used to repair the wiring and foundation.



RESUME OF SALES DATA
COMMERCIAL-RESIDENTIAL PROPERTIES

Sale No.	Date of Sale	Zoning	Sale Price	Sale Price Per sf of land
29	2/2/70	C-2	\$33,000.00	\$10.03
30	8/6/69	C-2	31,000.00	11.67
30A	7/14/75	C-2		
31	7/21/75	C-2	57,500.00	21.78
32	11/9/73	C-2	35,500.00	13.37



SALES DATA

GRANTOR: Estate of Mary E. B. Johnson

GRANTEE: Travers H. & Rosanna L. Smart

ZONING: C-2 San Francisco

RECORDING:

DATE OF DEED:

DATE OF RECORDING: 2/2/70

I.R.S.

SALE PRICE: \$33,000.00

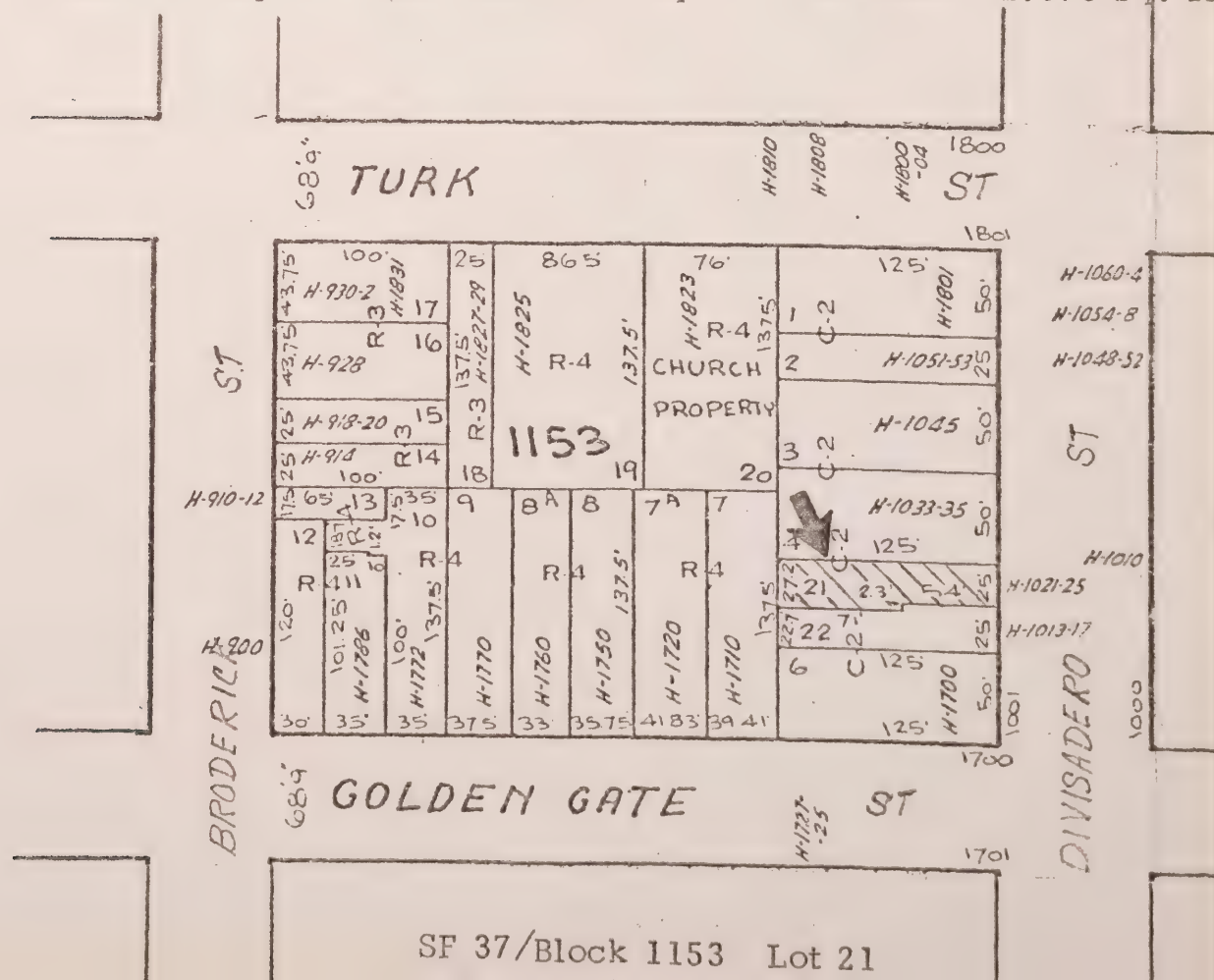
LAND AREA: 25' x 125' plus 2.33' x 71' at rear 3,290.643 sq. ft.

UNIT VALUE: \$10.03 per sq. ft. of land

CONFIRMED: Grantor

ASSESSOR NO. 1153-21

COMMENTS: 1019-23 Divisadero Street. Two flats over store. The flats are 1-5 rooms and 1-6 rooms. Brick and concrete basement. Improvements were built around 1900. Wood T & G exterior, wood frame building with flat tar and gravel roof. Lath and plaster interior. Two baths 1 in each apt, with separate toilet for store. 3 fireplaces. Store-200 sq. ft. 1st floor-1375 sq. ft. 2nd floor - 1.375 sq. ft.





SALES DATA

GRANTOR: Del Monte Investment Company a California Corp.

GRANTEE: Grant Elms and Irene Elms his wife

ZONING: San Francisco C-2

RECORDING: Book B358, Page 166, File No. S06679

DATE OF DEED: August 6, 1969 DATE OF RECORDING: 8/6/69

I.R.S. \$17.05

SALE PRICE: \$31,000.00 D.T. \$11,639.48 to Ted James Kukul and Theodore W. Rosewax, et ux

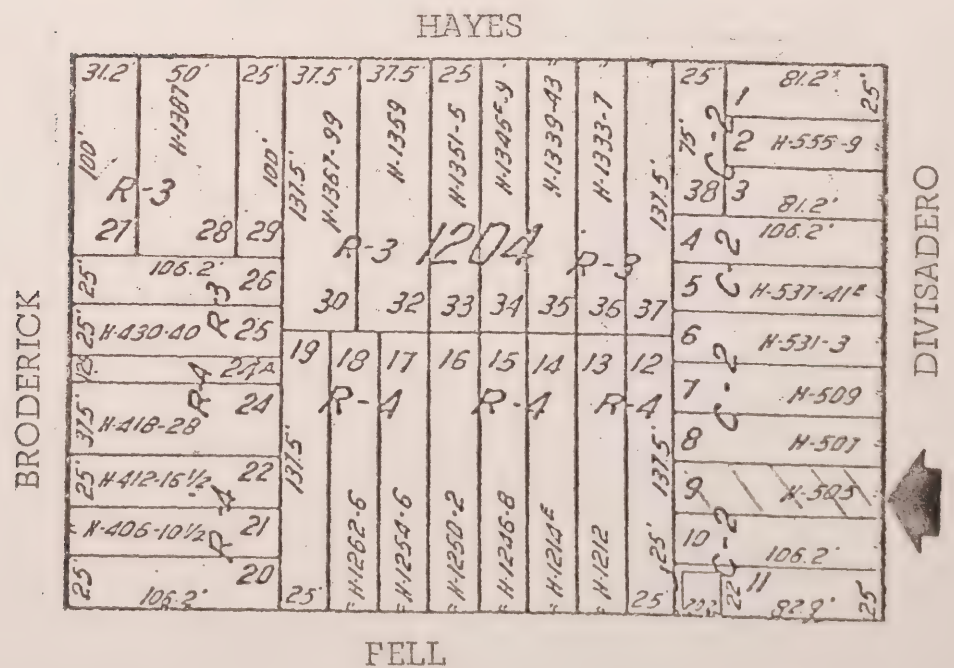
LAND AREA: 2,656 sq. ft.

UNIT VALUE: \$11.67 per sq. ft.

CONFIRMED: Trevor Roberts

ASSESSOR NO. 1204-9

COMMENTS: 505 Divisadero Street. Three story building with commercial on ground level. Two 4 room flats on the upper levels. Wood frame building with brick foundation. Wood T & G and asbestos shake exterior. The building has two baths one in each apt. and facilities in the commercial store. Rents: \$150.00 each apt. \$200.00 store. Built in 1895±





SALES DATA

GRANTOR: Grant Elms

GRANTEE: Robert D. Moore

ZONING: San Francisco

RECORDING: Book C43, Page 244, File No.

DATE OF DEED: July 14, 1975 DATE OF RECORDING:

TRANS TAX: \$6.60 Equity

SALE PRICE:

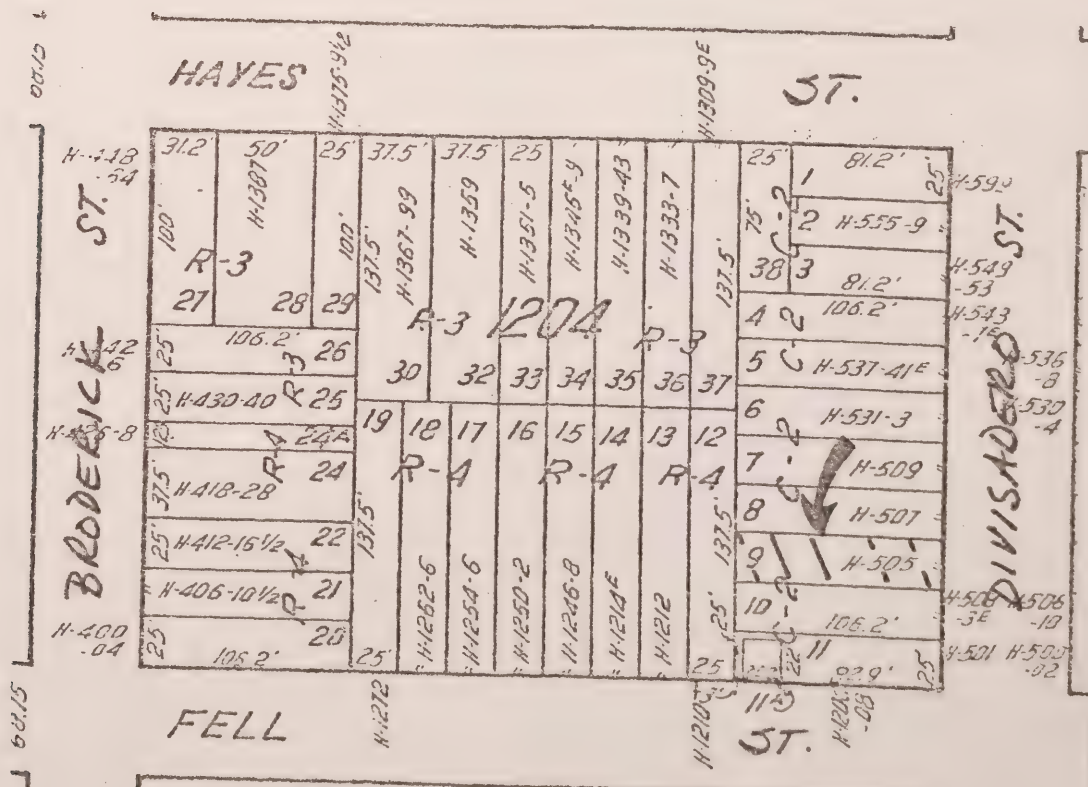
LAND AREA: 25' x 106.2 = 2,655 sq. ft.

UNIT VALUE:

ASSESSOR NO. 1204-9

CONFIRMED: Grantee 9/16/75

COMMENTS: 505 Divisadero Street. Ground level occupied by West Side Community Club. This property consisted of three 1 bedroom apartments renting for \$150.00 a piece. The grantee was formally partners with the grantor and is now buying out the grantor's interest. The grantee would not divulge the buy out figure.





SALES DATA

GRANTOR: Eiko and Chil Takeshita

GRANTEE: Gerald Dowd et al

ZONING: San Francisco

RECORDING: Book C43, Page 889, File No.

DATE OF DEED: July 21, 1975 DATE OF RECORDING:

TRANS TAX: \$63.25

SALE PRICE: \$57,500.00

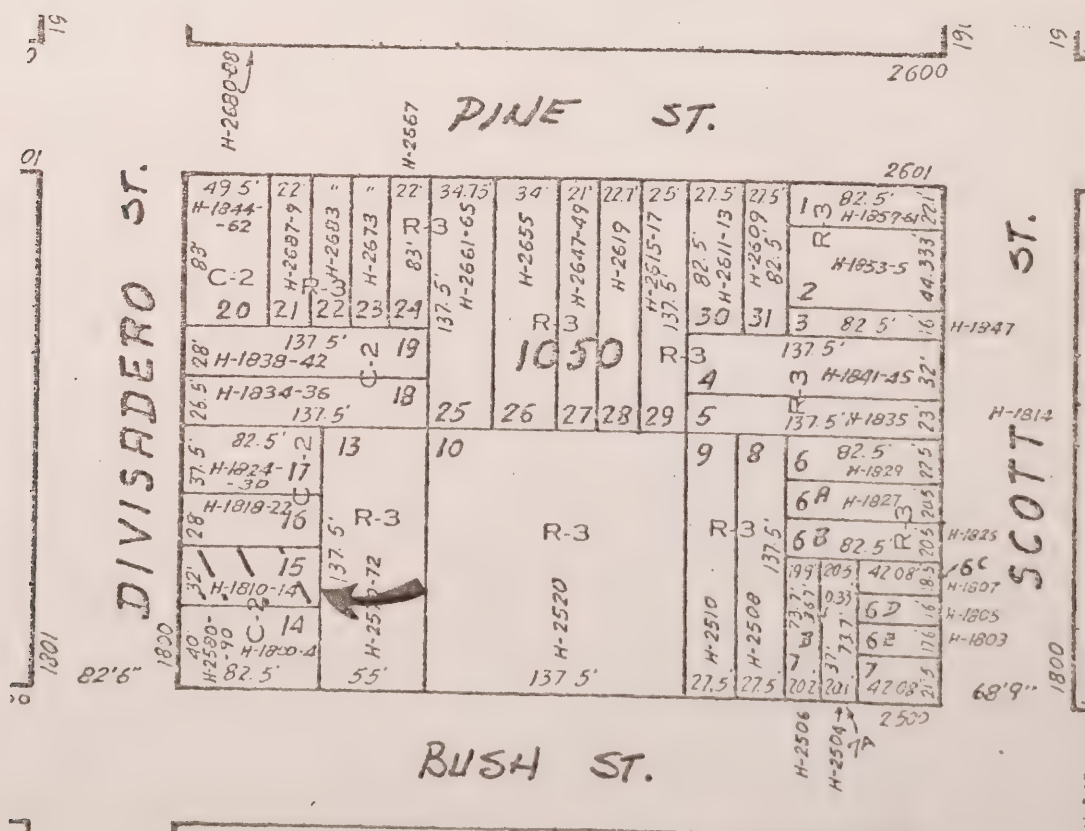
LAND AREA: 32.' x 82.5' = 2,640 sq. ft.

UNIT VALUE: \$21.78 per sq. ft.

ASSESSOR NO. 1050-15

CONFIRMED:

COMMENTS: 1810 Divisadero Street.





SALES DATA

GRANTOR: Amy L. McKay

GRANTEE: Elvia Holland et al

ZONING: San Francisco C-2

RECORDING: Book B828, Page 406, File No.

DATE OF DEED: November 9, 1973 DATE OF RECORDING:

TRANS TAX: \$39.05

SALE PRICE: \$35,500.00 D.T. \$30,500.00

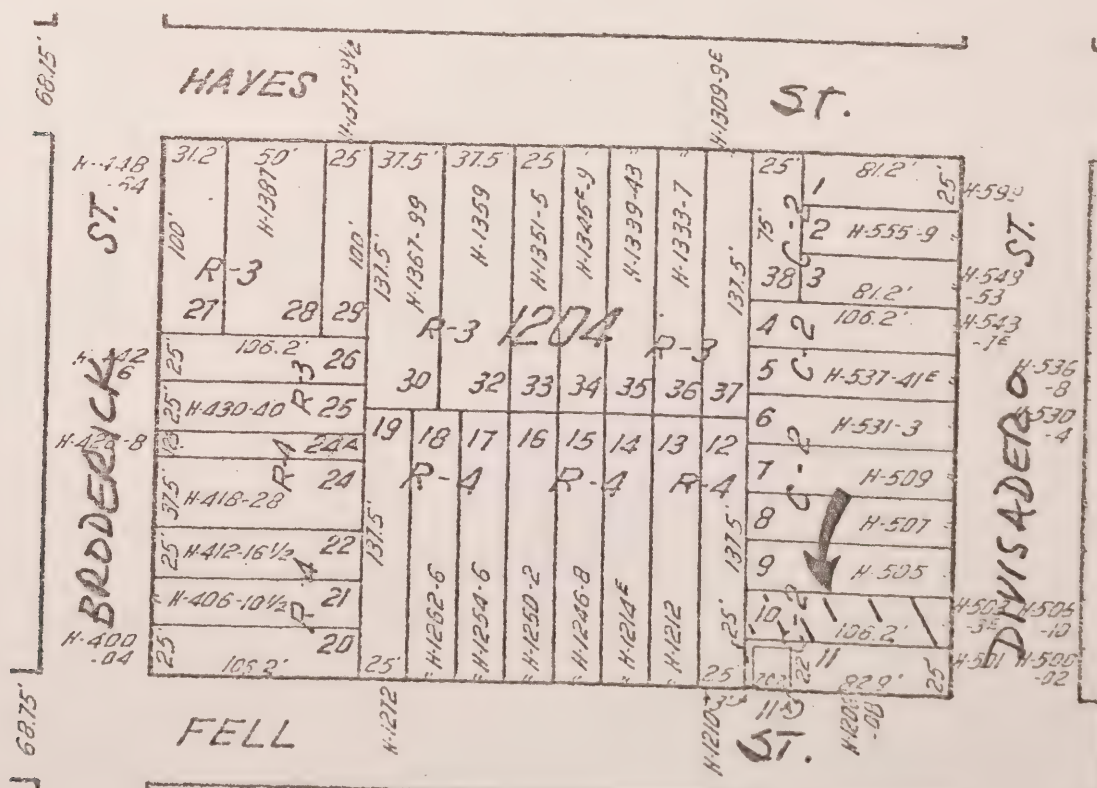
LAND AREA: 25 x 106.2' = 2,655 sq. ft.

UNIT VALUE: \$13.37 per sq. ft. of land including improvements

ASSESSOR NO. 1201-10

CONFIRMED: Mr. Serna-Columbia Realty-selling broker

COMMENTS: 503 Divisadero Street. Ground floor is occupied by Tyrell Inc. as offices. This property consisted of two flats with 5 rooms each and an office approximately 20' x 30'. The flats rented for \$175.00 per month when sold. Mr. Serna stated the flats were just liveable.



QUALIFICATIONS OF:

Floyd D. Clevenger
Real Estate Appraiser
2363 Pruneridge Avenue
Santa Clara, California 95050

Experience

Engaged primarily in real estate appraising since 1955, currently President of Clevenger Realty Appraisal Corporation.

Memberships

M.A.I. (Member of the Appraisal Institute) American Institute of Real Estate Appraisers. Currently serving on the national Faculty-Examiners Certification Committee.

S.R.P.A. (Senior Real Property Appraiser) Society of Real Estate Appraisers Served on Board of Directors 2 years, Chairman of Senior Membership 1961 and President of Mission Chapter 1968. Currently serving on the national Examination Sub-Committee, Narrative Report Seminar Faculty and Reviewing Sub-Committee.

Member of San Jose Real Estate Board

Member of American Right - of - Way Association

Member National Institute of Real Estate Brokers

Member of California Real Estate Association

Member Land Executive Association

Court Testimony

Qualified in the following courts as an expert in real estate evaluation:

Federal Court- San Francisco, California

Federal Court of Claims- San Francisco, California

Superior Court-

Santa Clara County, California

San Mateo County, California

San Benito County, California

Humboldt County, California

Mariposa County, California

Contra Costa County, California

Santa Cruz County, California

San Francisco County, California

Alameda County, California

Monterey County, California

Tuolumne County, California

Solano County, California

The testimony given in these courts has been principally incases where the condemnation of private property for public use is involved.

Appraisal Assignments

Some of the types of properties appraised are listed below. This is not intended to be a complete list, but only an indication of scope.

Retail stores, restaurant buildings, vacant land, service stations, finished lots, ranches, schools, churches, bowling alleys, funeral homes, nurseries, motels, hotels, trailer parks

Single family, multiple family residential and condominiums

Professional office buildings and clinics

Agricultural - including fruit, row crop, dairy, hay and grain farms

Easements, right-of-ways, beach lands, recreational parks, labor camps, mountain property, bay lands, residential subdivisions, golf courses

Warehouses, plant sites, industrial plants.

The following is a partial list of agencies and companies for whom I have handled appraisal assignments. Private individuals, attorneys and department heads who may give specific recommendations as to past performance of appraisal assignments are available upon request.

U.S. Army Engineers

U.S. Department of Interior

Veterans Administration, Seattle, Washington

Veterans Administration, San Francisco, California

Division of Highways, State of Nevada

Public Housing Administration, San Francisco, California

Federal Housing Administration, San Francisco, California

State of California -

Department of Public Works

Department of Water Resources

Department of Finance

Department of General Services

Counties of:

Santa Clara

Mid Peninsula Park District

San Mateo

Santa Cruz

Cities of:

Santa Clara

Sunnyvale

Redwood City

San Francisco

San Jose

Mountain View

Belmont

Millbrae

Santa Cruz

Palo Alto

Menlo Park

Cupertino

Los Gatos

Salinas

Redevelopment Agencies -

San Jose

Seaside

Santa Clara

Sunnyvale

San Francisco

Monterey

Fresno

Pittsburg

Salinas

Co. of San Mateo

Oakland

International Business Machines

Pacific Gas & Electric Company

Southern Pacific Railroad

Bank of Tokyo

Ford Motor Company

General Motors

Wells Fargo Bank

Standard Oil Company

Stone & Schulte

Donald L. Stone Homes Inc.

Executrans

Kaiser Cement

Ampex Corporation

Bank of St. Louis, Missouri

Bank of California

United Airlines

Adolph Coors Co.

Allstate Insurance Company

Kato Enterprises

LaJolla Development Company

Colwell Company

Homeequity

Upjohn Company

Humble Oil Company

Alpha Land

Bay Area Rapid Transit

Moffett Field Credit Union

Bank of America

Van Vleck Realty

First Pueblo Federal Savings & Loan

Crocker Bank

Federal National Mortgage Company

U.S. Guaranty Capital

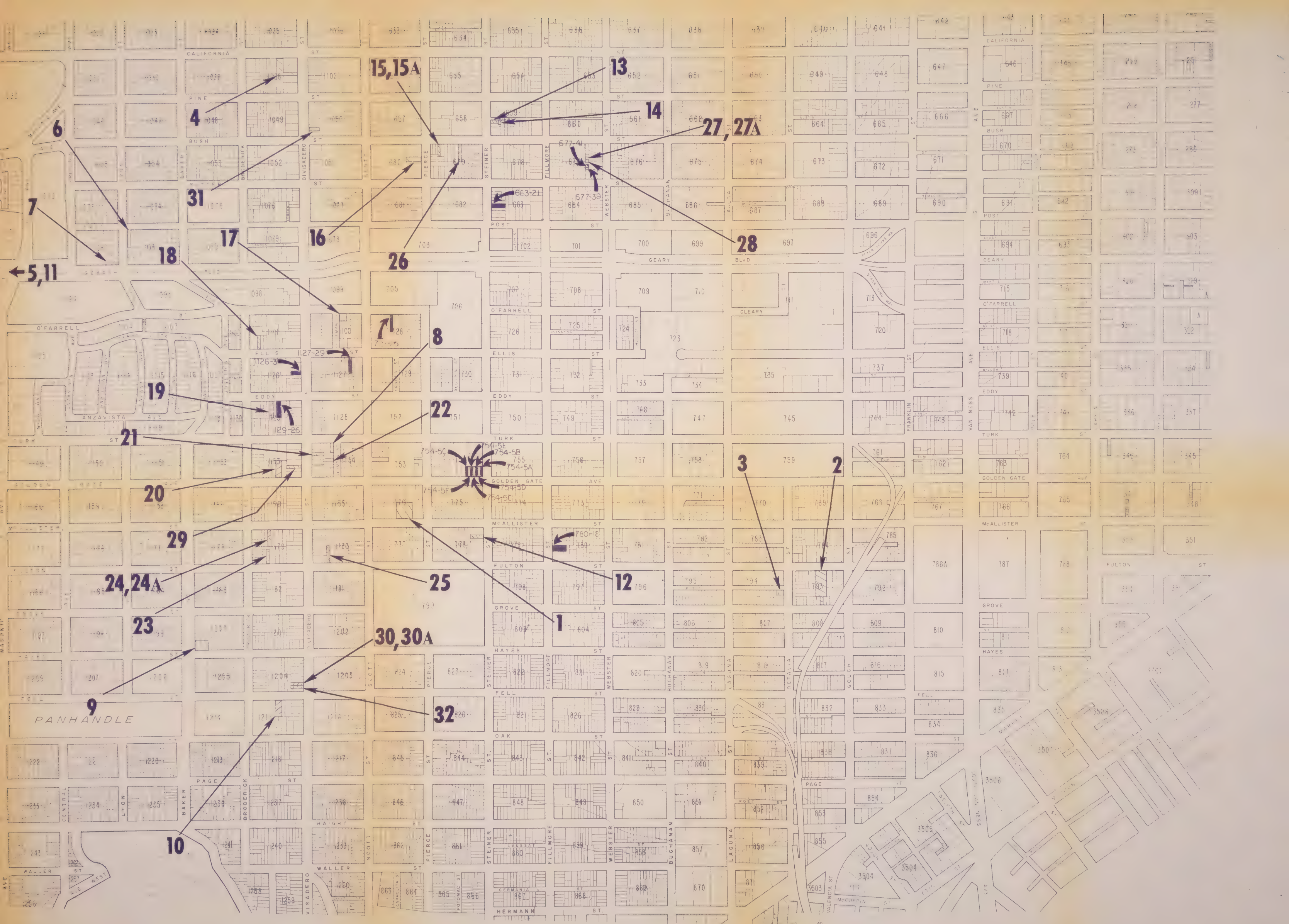
Ruth & Going

Union Bank

Browning-Farris Industries

Sunsweet Growers

Country Life Insurance Company



W. H. CLEMENT CO.

Box 744, Los

San Francisco

At 101

1415 Broadway

San Francisco

San Francisco, 1912

San Francisco

San Francisco, 1912

San Francisco, 1912

San Francisco, 1912

San Francisco, 1912

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